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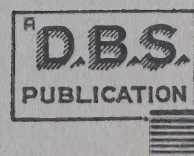
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GOVERNMENT OF CANADA

NEW RESIDENTIAL CONSTRUCTION

JANUARY 1 TO JANUARY 31, 1950



**DOMINION BUREAU OF STATISTICS
DEPARTMENT OF TRADE AND COMMERCE**

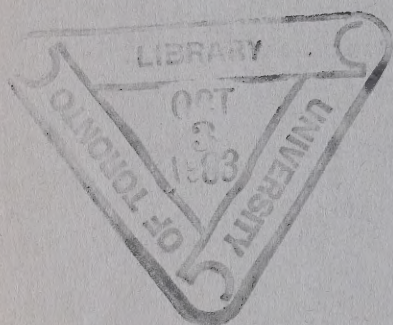
Vol. 3

No. 1

NEW RESIDENTIAL CONSTRUCTION

**CONSTRUCTION OF DWELLING UNITS IN CANADA
FROM JANUARY 1 TO JANUARY 31, 1950**

**(IN 1948 AND 1949, ISSUED AS
HOUSING BULLETINS NO'S 1 TO 24)**



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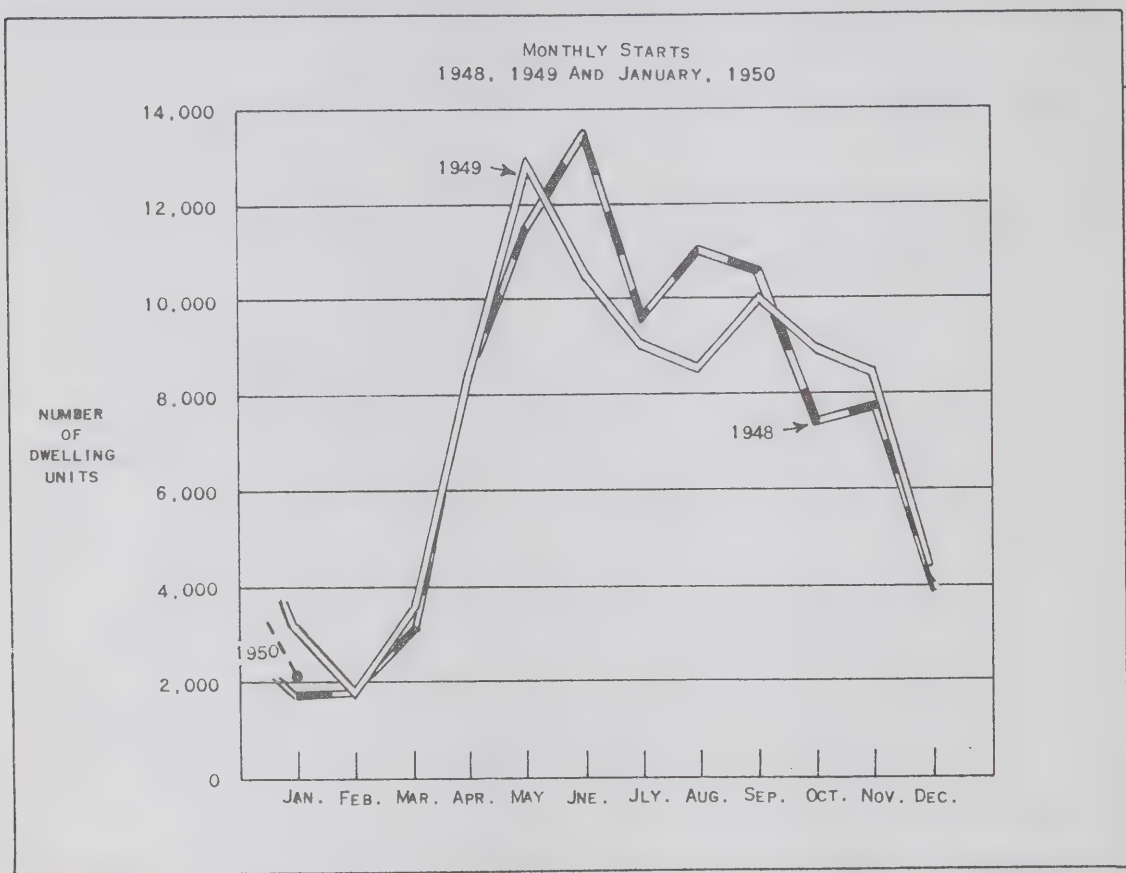
Prepared in the Special Surveys Division,
Dominion Bureau of Statistics, Ottawa

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NEW RESIDENTIAL CONSTRUCTION

In January, 1950, the estimates of new residential construction in Canada included Newfoundland for the first time and for this reason a true comparison cannot be made between 1950 and 1949.

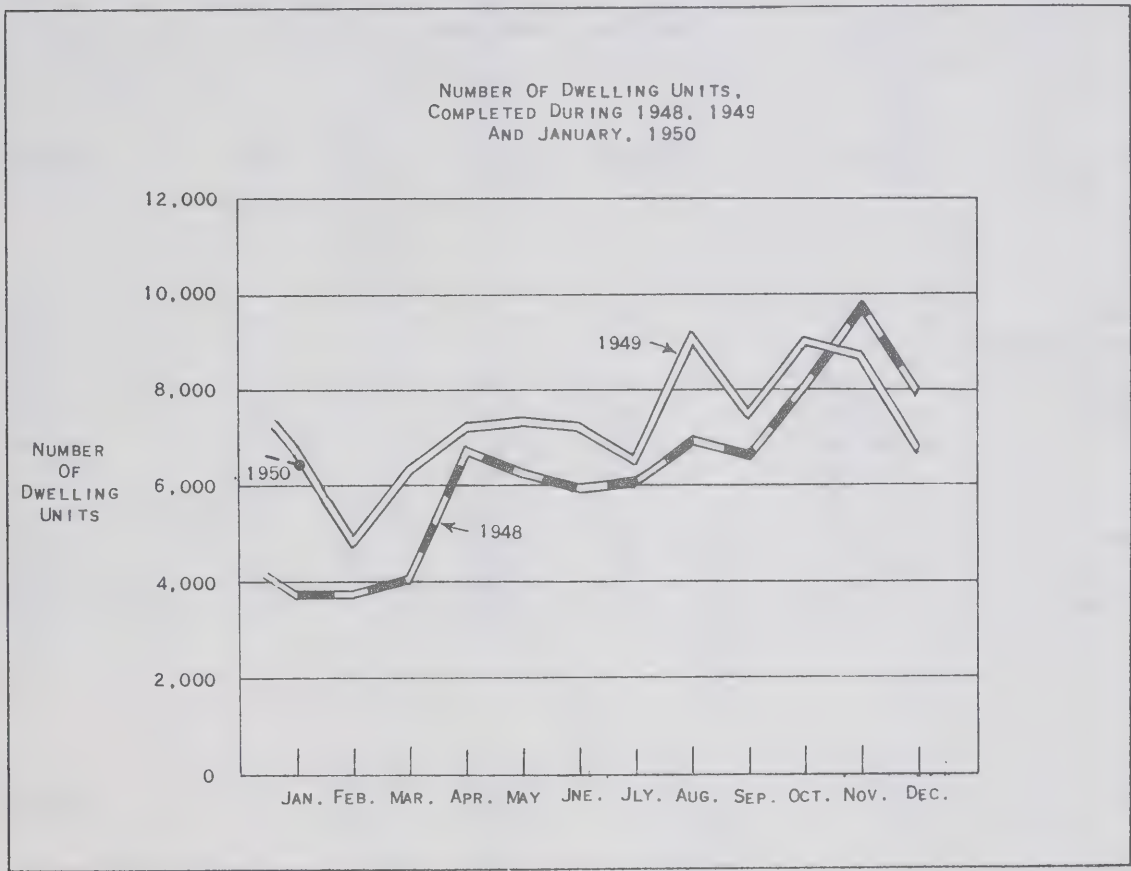


The number of dwelling units commenced in January 1950 is estimated at 2,152, including 103 begun in Newfoundland. This compares with last year's estimate for Canada of 3,066 dwelling units for the same month. Completions for the month of January were estimated at 6,480 dwelling units, which shows no significant change from last January's estimate of 6,643 completed dwelling units.

At the end of January 1950, there was still a large number of dwelling units under construction, 55,125 units remain uncompleted compared with 52,852 at the end of January 1949.

The average length of time required to build a dwelling unit completed during the month of January of this year was estimated at 6.8 months, which is about the same as that reported for last January.

It is estimated from the types of dwelling units being constructed that approximately 22 per cent of those completed in January, 1950 are for rental purposes and that the remainder are owner occupied. This is comparable to last January's rental proportion of 21 per cent. During 1949 an estimate of 26 per cent of new dwellings completed were built for rental compared with 25 per cent during 1948.



These estimates, as well as other statistics contained in this bulletin are the results of a nation-wide survey carried out each month by the Dominion Bureau of Statistics with the co-operation of the Central Mortgage and Housing Corporation. All Metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

In some of the tables, there appears a column headed "adjustments". These adjustments can arise in various ways. For example, after a start on a dwelling has been made, construction may cease, or a structure when completed may contain more or less dwelling units than were reported when construction commenced.

Table 1.- Construction of dwelling units in Canada and the provinces

	Under construction Jan. 1	Jan. 1 to Jan. 31		Adjustments	Under construction Jan. 31
		Started	Completed		
Canada 1950	59,503	2,152	6,480	- 50	55,125
Provinces:					
Newfoundland	1,334	103	-	-	1,437
Prince Edward Island	292	-	29	-	263
Nova Scotia	2,326	45	250	-	2,121
New Brunswick	1,274	85	211	- 1	1,147
Quebec	14,984	579	1,932	- 6	13,625
Ontario	23,585	1,077	2,112	- 20	22,530
Manitoba	2,781	7	245	15	2,558
Saskatchewan	1,452	17	209	- 9	1,251
Alberta	4,309	75	872	- 13	3,499
British Columbia	7,166	164	620	- 16	6,694
Canada 1949	56,456	3,066	6,643	- 27	52,852
Provinces:					
Newfoundland	*	*	*	*	*
Prince Edward Island	203	-	37	-	166
Nova Scotia	2,748	36	195	-	2,589
New Brunswick	1,069	1	93	- 1	976
Quebec	13,848	624	1,591	-	12,881
Ontario	21,112	1,248	2,449	- 12	19,899
Manitoba	2,632	12	241	- 12	2,391
Saskatchewan	1,853	7	141	-	1,719
Alberta	5,262	459	550	- 2	5,169
British Columbia	7,729	679	1,346	-	7,062
* Not available.					

Table 2.- Construction of dwelling units in rural and urban areas by regions

	1950			1949		
	Jan. 1 to Jan. 31		Under construction Jan.31	Jan. 1 to Dec. 31		Under construction Jan.31
	Started	Completed		Started	Completed	
Canada	2,152	6,480	55,125	3,066	6,643	52,852
urban	1,958	5,532	41,797	2,210	5,262	42,958
5000 or more	1,958	4,541	34,857	1,993	4,552	36,638
under 5000	-	991	6,940	217	710	6,320
rural	194	948	13,328	856	1,381	9,894
non-farm	161	760	11,061	744	1,119	7,664
farm	33	188	2,267	112	262	2,230
Newfoundland	103	-	1,437	*	*	*
urban	5	-	175	*	*	*
5000 or more	5	-	175	*	*	*
under 5000	-	-	-	*	*	*
rural	98	-	1,262	*	*	*
non-farm	98	-	1,106	*	*	*
farm	-	-	156	*	*	*
Maritime Provinces	130	490	3,531	37	325	3,731
urban	130	305	2,000	37	263	2,131
5000 or more	130	161	1,372	37	263	1,750
under 5000	-	144	628	-	-	381
rural	-	185	1,531	-	62	1,600
non-farm	-	91	884	-	-	1,188
farm	-	94	647	-	62	412
Quebec	579	1,932	13,625	624	1,591	12,881
urban	579	1,866	11,749	624	1,413	11,159
5000 or more	579	1,306	10,405	624	1,385	9,869
under 5000	-	560	1,344	-	28	1,290
rural	-	66	1,876	-	178	1,722
non-farm	-	66	1,600	-	150	1,504
farm	-	-	276	-	28	218
Ontario	1,077	2,112	22,530	1,248	2,449	19,899
urban	993	1,759	15,484	930	1,815	15,492
5000 or more	993	1,675	13,294	867	1,566	13,907
under 5000	-	84	2,190	63	249	1,585
rural	84	353	7,046	318	634	4,407
non-farm	63	283	6,222	318	586	3,547
farm	21	70	824	-	48	860

* Not available.

Table 2. - (Concluded)

	1950		Under construction Jan. 31	1949		Under construction Jan. 31
	Jan. 1 to Jan. 31			Jan. 1 to Dec. 31		
	Started	Completed		Started	Completed	
Prairie Provinces	99	1,326	7,308	478	932	9,279
urban	87	1,124	6,475	282	729	7,912
5000 or more	87	931	4,844	128	418	5,579
under 5000	-	203	1,631	154	311	2,333
rural	12	192	833	196	203	1,367
non-farm	-	168	489	84	79	665
farm	12	24	344	112	124	702
British Columbia	164	620	6,694	679	1,346	7,062
urban	164	468	5,914	337	1,042	6,264
5000 or more	164	468	4,767	337	920	5,533
under 5000	-	-	1,147	-	122	731
rural	-	152	780	342	304	798
non-farm	-	152	760	342	304	760
farm	-	-	20	-	-	38

Table 3.- Construction of dwelling units in urban centres of 5000 or more

	1950		Under construction Jan. 31	1949		Under construction Jan. 31
	Jan. 1 to Jan. 31			Jan. 1 to Dec. 31		
	Started	Completed		Started	Completed	
Newfoundland:						
Bell Island	-	-	8	*	*	*
Corner Brook	-	-	16	*	*	*
Grand Falls	-	-	-	*	*	*
St. John's	5	-	151	*	*	*
Prince Edward Island:						
Charlottetown	-	-	33	-	9	44
Summerside	-	1	174	-	-	10
Nova Scotia:						
Amherst	2	5	10	-	1	48
Halifax	40	46	291	22	61	491
New Glasgow	-	2	23	1	4	84
Springhill	-	1	17	1	-	16
Stellarton	1	1	5	-	21	54
Sydney	-	27	279	2	45	330
Truro	2	3	14	8	17	68
Yarmouth	-	9	15	2	12	40
* Not available.						

Table 3-- (Continued)

	1950			1949		
	Jan. 1 to Jan. 31		Under construction Jan. 31	Jan. 1 to Jan. 31		Under construction Jan. 31
	Started	Completed		Started	Completed	
New Brunswick:						
Campbellton	-	-	-	-	34	-
Edmundston	-	-	4	-	15	1
Fredericton	-	3	42	-	18	213
Moncton	74	35	261	1	23	111
Saint John	11	28	204	-	3	240
Quebec:						
Asbestos	-	7	5	2	29	27
Chicoutimi	-	-	84	8	-	31
Drummondville	-	7	23	7	3	60
Granby	2	19	34	4	4	26
Grand'Mere	2	5	20	-	11	31
Hull	33	5	125	5	8	135
Joliette	29	7	104	8	10	89
Jonquiere	-	-	15	10	14	27
Kenogami	1	-	4	-	1	12
Lachute	1	2	4	-	-	6
La Tuque	-	-	26	-	26	14
Magog	-	4	6	1	-	9
Montreal	481	1,100	8,367	511	862	8,395
Quebec	8	-	807	42	286	314
Rimouski	-	13	16	-	10	39
Riviere du Loup	-	14	19	-	-	13
Rouyn	-	-	76	-	-	36
St. Hyacinthe	-	-	55	-	-	50
St. Jean	-	46	71	5	45	68
St. Jerome	-	6	105	-	4	29
St. Joseph d'Alma	-	2	49	1	-	23
St. Joseph de Grantham	-	-	-	-	-	4
Shawinigan Falls	-	1	14	-	3	67
Sherbrooke	13	18	142	3	14	108
Sorel	-	-	7	-	-	20
Thetford Mines	-	8	11	-	2	16
Trois Rivières	9	30	149	16	53	178
Valleyfield	-	5	40	1	-	8
Victoriaville	-	7	27	-	-	34
Ontario:						
Barrie	11	17	74	-	16	61
Belleville	-	11	249	4	27	318
Brampton	-	2	31	-	-	28
Brantford	16	88	223	-	24	206
Brockville	6	4	37	7	4	50
Chatham	-	-	125	28	26	182
Cobourg	2	5	21	1	1	95

Table 3.- (Continued)

	1950			1949		
	Jan. 1 to Jan. 31		Under construction Jan. 31	Jan. 1 to Jan. 31		Under construction Jan. 31
	Started	Completed		Started	Completed	
Ontario: (Cont'd)						
Collingwood	-	-	26	1	1	39
Cornwall	10	8	63	9	19	63
Dundas	-	5	2	5	11	18
Fort Erie	12	1	22	-	2	50
Fort Frances	-	-	45	-	4	28
Fort William	-	29	143	1	33	177
Galt	-	6	123	4	14	87
Guelph	2	6	95	11	24	166
Hamilton	81	76	1,048	144	109	1,258
Hawkesbury	-	-	11	1	1	12
Ingersoll	1	-	23	-	-	22
Kenora	-	-	18	-	-	28
Kingston	23	22	88	8	16	137
Kitchener	31	48	468	21	89	640
Leamington	3	-	28	1	8	31
Lindsay	-	4	25	6	8	26
London	27	76	909	69	90	812
Midland	3	-	18	-	2	11
Niagara Falls	13	23	212	2	6	288
North Bay	1	7	31	-	24	58
Orillia	7	15	21	2	2	69
Oshawa	-	12	95	6	9	138
Ottawa	229	98	871	65	112	756
Owen Sound	-	-	24	-	14	48
Parry Sound	1	-	8	-	-	-
Pembroke	6	2	41	7	9	100
Peterborough	4	35	231	4	37	284
Port Arthur	-	12	130	-	20	139
Port Colborne	-	2	14	-	1	21
Port Hope	-	7	44	2	-	53
Preston	-	-	9	-	3	21
Renfrew	5	1	13	2	6	56
St. Catharines	19	29	281	1	3	355
St. Thomas	1	23	47	2	35	87
Sarnia	9	29	235	9	42	445
Sault Ste. Marie	5	28	103	1	23	114
Simcoe	-	-	22	6	8	46
Smith's Falls	21	4	30	-	7	14
Stratford	-	-	90	-	11	112
Sudbury	3	9	97	7	7	117
Thorold	1	2	24	1	9	85
Timmins	1	2	27	-	-	36
Toronto	388	824	5,882	411	457	4,830

Table 3.- (Concluded)

	1950			1949		
	Jan. 1 to Jan. 31		Under construction Jan. 31	Jan. 1 to Jan. 31		Under construction Jan. 31
	Started	Completed		Started	Completed	
Ontario: (Concl'd)						
Trenton	-	-	25	-	32	44
Welland	1	19	89	-	13	154
Whitby	-	1	18	1	8	14
Windsor	49	96	616	16	133	744
Woodstock	1	7	49	1	6	134
Manitoba:						
Brandon	1	6	21	-	11	113
Portage la Prairie	-	-	62	1	3	1
Winnipeg	6	239	1,819	11	152	1,931
Saskatchewan:						
Moose Jaw	-	6	49	-	-	136
North Battleford	-	11	7	-	-	59
Prince Albert	1	-	106	-	-	103
Regina	3	87	277	-	32	194
Saskatoon	1	14	228	7	13	141
Swift Current	-	7	23	-	-	102
Weyburn	-	-	7	-	-	53
Yorkton	-	4	13	-	-	104
Alberta:						
Calgary	9	111	697	52	121	1,084
Edmonton	48	306	1,288	48	80	1,125
Lethbridge	18	130	177	8	5	260
Medicine Hat	-	10	70	1	1	173
British Columbia:						
Kamloops	-	-	39	-	1	34
Kelowna	2	10	42	-	13	79
Nanaimo	3	8	218	11	21	167
Nelson	-	-	11	-	5	9
Prince George	-	-	13	-	-	-
Prince Rupert	2	4	11	-	-	5
Trail	-	3	75	6	6	248
Vancouver	156	428	3,313	241	750	4,121
Vernon	1	6	11	1	17	33
Victoria	-	9	1,034	78	107	837

Table 4.- Monthly starts by regions

	Canada	Newfoundland	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 January	1,675	✕	53	251	610	179	582
February	1,894	✕	12	590	397	140	755
March	3,109	✕	40	1,355	796	134	784
April	8,274	✕	487	2,800	2,845	591	1,551
May	11,407	✕	999	3,019	3,762	2,555	1,072
June	13,409	✕	982	3,613	3,740	3,564	1,510
July	9,684	✕	731	2,227	3,773	1,825	1,128
August	11,013	✕	947	2,270	3,361	3,090	1,345
September	10,651	✕	686	3,079	3,673	2,314	899
October	7,437	✕	280	2,075	2,759	1,511	812
November	7,795	✕	287	2,282	2,974	1,636	616
December	3,846	✕	208	1,421	1,286	352	579
1949 January	3,066	✕	37	624	1,248	478	679
February	1,745	✕	43	535	781	127	259
March	3,585	✕	128	1,386	1,255	185	631
April	8,466	✕	304	2,416	3,066	1,790	890
May	12,809	✕	817	3,525	4,941	2,539	987
June	10,528	✕	613	3,042	3,497	2,391	985
July	9,086	✕	609	2,705	3,155	1,629	988
August	8,542	✕	678	2,003	2,988	1,880	993
September	10,035	✕	702	2,065	4,303	1,621	1,344
October	8,964	✕	552	2,182	3,883	1,667	680
November	8,434	✕	340	2,157	3,455	1,817	665
December	4,249	✕	200	1,556	1,451	441	601
1950 January	2,152	103	130	579	1,077	99	164

* Not available.

Table 5.- Monthly completions by regions

	Canada	Newfoundland	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 January	3,736	x	164	564	1,534	610	864
February	3,778	x	174	798	1,451	676	679
March	4,055	x	158	1,525	1,113	613	946
April	6,729	x	277	1,978	2,708	918	848
May	6,284	x	300	1,267	2,803	1,225	689
June	5,946	x	432	1,556	2,175	966	817
July	6,073	x	313	2,067	2,026	620	1,047
August	6,970	x	495	2,062	2,404	777	1,232
September	6,667	x	421	1,988	1,674	1,536	1,048
October	8,164	x	731	2,068	2,923	1,402	1,040
November	9,701	x	625	2,179	3,124	2,916	857
December	7,994	x	719	2,119	2,456	1,736	964
1949 January	6,643	x	325	1,591	2,449	932	1,346
February	4,807	x	358	1,159	1,881	717	692
March	6,388	x	477	1,866	2,066	1,248	731
April	7,251	x	413	2,174	2,329	1,851	484
May	7,374	x	201	1,990	2,880	1,386	917
June	7,275	x	539	1,988	2,454	1,559	735
July	6,588	x	414	2,077	2,352	1,011	804
August	9,109	x	566	2,154	3,614	1,772	1,003
September	7,563	x	398	1,607	2,571	2,041	946
October	9,059	x	365	2,655	3,034	2,037	968
November	8,700	x	615	2,194	3,224	1,882	785
December	6,776	x	444	1,527	2,586	1,358	861
1950 January	6,480	-	490	1,932	2,112	1,326	620

x Not available.

Table 6.- Dwelling units completed during January, 1950 by time under construction for Canada and the Provinces.

			months			1 year or more
	Total	1-3	4-6	7-9	10-12	
Canada	6,480	966	2,686	2,030	182	616
Provinces:						
Newfoundland	-	-	-	-	-	-
Prince Edward Island	29	-	15	-	-	14
Nova Scotia	250	14	105	39	1	91
New Brunswick	211	12	130	11	-	58
Quebec	1,932	355	784	719	65	9
Ontario	2,112	308	736	729	80	259
Manitoba	245	18	99	127	-	1
Saskatchewan	209	49	65	52	2	41
Alberta	872	148	411	258	8	47
British Columbia	620	62	341	95	26	96

Table 7.- Dwelling units completed during January, 1950 by time under construction as a percentage of total completions for Canada and Regions

			months			1 year or more
	Total	1-3	4-6	7-9	10-12	
	%	%	%	%	%	%
Canada	100	15	41	31	3	10
Regions:						
Newfoundland	-	-	-	-	-	-
Maritime Provinces	100	5	51	10	-	34
Quebec	100	18	41	37	3	1
Ontario	100	15	35	34	4	12
Prairie Provinces	100	16	43	33	1	7
British Columbia	100	10	55	15	4	16

Table 8.- Completions by month by average time under construction

	Canada	Newfoundland	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 average	6.5	✕	6.5	5.5	6.8	6.3	7.5
1949 average	7.0	✕	7.9	6.4	7.5	6.0	8.1
1948 January	7.7	✕	6.0	6.8	8.7	6.7	8.1
February	6.8	✕	7.5	4.5	7.1	7.2	8.2
March	7.1	✕	9.5	6.0	7.4	7.6	8.0
April	7.2	✕	6.8	6.6	7.2	7.9	8.0
May	7.2	✕	6.1	7.1	6.7	8.1	8.1
June	6.8	✕	7.6	6.2	7.1	7.5	6.6
July	6.1	✕	6.4	4.5	7.4	6.9	7.0
August	6.2	✕	5.5	4.6	6.8	6.3	7.7
September	5.4	✕	5.4	4.2	7.0	4.9	6.3
October	6.1	✕	6.1	5.1	6.6	5.1	7.7
November	6.0	✕	6.7	6.1	5.7	5.5	7.8
December	6.4	✕	6.7	5.8	6.5	6.1	7.5
1949 January	7.0	✕	7.6	7.7	6.4	6.2	7.6
February	7.3	✕	8.6	6.6	8.0	6.4	6.6
March	7.9	✕	9.9	6.9	8.2	7.4	8.7
April	7.9	✕	9.4	7.6	8.0	7.5	8.3
May	8.0	✕	8.5	7.0	8.5	7.3	9.7
June	7.4	✕	7.9	6.4	8.2	6.6	8.5
July	7.3	✕	9.9	6.0	7.8	6.9	8.7
August	6.9	✕	6.5	5.8	8.4	5.1	7.6
September	5.9	✕	5.9	5.4	6.4	4.8	8.0
October	6.1	✕	7.4	5.5	6.5	5.2	8.2
November	6.3	✕	7.1	6.5	6.3	5.2	7.3
December	6.5	✕	6.2	6.0	7.3	5.3	7.5
1950 January	6.8	-	8.4	5.9	7.2	6.6	7.7

✕ Not available.

Table 9.- Completions during January, 1950 by type
of dwelling, for Canada and the Provinces.

	Total	one family detached	two-family detached	row or terrace	Apartment or flat	Other
Canada	6,480	4,903	792	6	779	-
Provinces:						
Newfoundland	-	-	-	-	-	-
Prince Edward Island	29	29	-	-	-	-
Nova Scotia	250	246	-	-	4	-
New Brunswick	211	75	104	4	28	-
Quebec	1,932	782	664	2	484	-
Ontario	2,112	1,943	12	-	157	-
Manitoba	245	199	-	-	46	-
Saskatchewan	209	209	-	-	-	-
Alberta	872	831	12	-	29	-
British Columbia	620	589	-	-	31	-

Table 10.- Rental units completed during January, 1950
under the management of Central Mortgage
and Housing Corporation

Canada	230	226	4	-	-	-
Provinces:						
Newfoundland	-	-	-	-	-	-
Prince Edward Island	-	-	-	-	-	-
Nova Scotia	42	42	-	-	-	-
New Brunswick	-	-	-	-	-	-
Quebec	4	4	-	-	-	-
Ontario	184	180	4	-	-	-
Manitoba	-	-	-	-	-	-
Saskatchewan	-	-	-	-	-	-
Alberta	-	-	-	-	-	-
British Columbia	-	-	-	-	-	-

Appendix 1 : Definitions

(a) The count of dwellings which are started, completed and under construction includes only new residential construction intended for year-round occupancy. Seasonal dwellings such as summer cottages, ski shacks, etc., are not counted. Dwellings which are occupied, even if unfinished, are regarded as completed for the purposes of this survey.

(b) Type of dwelling

- (i) 1-family detached: a one-family house open on all four sides, i.e., not joined to other buildings;
- (ii) 2-family detached: a two-family house which contains only two dwelling units, either one above the other open on all four sides, or two units side by side each open on three sides, sometimes known as a semi-detached house;
- (iii) row or terraces: a one-family or two-family house in a row of three or more attached houses with common or adjacent walls;
- (iv) apartment or flat: an apartment or flat is (a) a residential structure containing three or more dwelling units, or (b) a structure used for business purposes which contains one or more dwelling units (e.g., living quarters in an office building or factory, living quarters over a store, etc.); and
- (v) other: any type of dwelling which does not fall into one of the above classifications.

(c) For the purpose of this survey, a dwelling unit is defined as a structurally separate set of living quarters having its own entrance from outside of the building, or from a common passage inside. The number of dwelling units in a structure will be the number of households the structure is intended to accommodate.

(d) For the purpose of this survey, a farm must contain at least one acre and must yield agricultural produce valued at \$50 or more per year.

Appendix 2 : Reliability of the estimates

Since the estimates in this report are partially based on a sample survey, they are subject to sampling variability. This sampling variability is not present in the data on the municipalities of 5,000 and over. When the estimates include an element derived from the sample survey, the sampling error increases as the size of the estimate decreases. Care should be taken, therefore, in interpreting the precision of some of the estimates. The estimate of unfinished dwellings for the whole of Canada should be within 5 per cent of the figure which would have been obtained from a complete count.

The estimates presented in the tables are shown to the last digit instead of being rounded, not because they are assumed to be accurate to the last digit, but rather for convenience in summation and economy in processing the tabulations.

In addition to sampling variation, all the estimates are subject to errors of enumeration. However, these should be very small as the survey for the most part can be carried on without interview with a consequent elimination of all types of respondent error. A complete count by the same enumerators would contain the same enumerative error.

Appendix 3 : Metropolitan areas

Some cities in Canada have reasonably well-defined suburban areas which, for the purposes of the survey of starts and completions of dwelling units, have been included under the name of the principal city. A list of the municipalities included in these metropolitan areas is given in Housing Bulletin No. 12 pp. 17-19.

Appendix 4 : Index of residential rents

Since November, 1947, the Dominion Bureau of Statistics has been collecting data on money rents from a sample of households in conjunction with the quarterly labour force survey. The aggregate rent paid by a group of households in a given month is compared with the aggregate rent paid by the same group for the same living quarters in the next month. With a matched sample such as this, variations due to changes in the sample and to non-response are eliminated, and the index is a reliable measure of the change in rent paid for the same accommodation. Rent reported is the cash rent paid in all cases regardless of minor changes in the services provided.

Index of non-farm residential rents in Canada, by region (October, 1947 = 100)

MONTH	Total	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1947 July	99.7	99.4	100.0	99.4	99.5	99.9
October	100.0	100.0	100.0	100.0	100.0	100.0
1948 January	100.2	100.8	100.1	100.4	99.9	100.5
April	100.6	101.1	100.5	100.7	100.0	101.2
July	100.9	101.7	100.8	100.8	100.1	102.1
October	100.9	102.1	100.9	101.1	100.2	100.8
1949 January	101.9	102.8	101.7	102.3	101.5	102.0
February	102.0	102.9	101.7	102.4	101.6	102.1
March	102.1	103.0	101.8	102.5	101.6	102.2
April	102.3	103.1	102.0	102.7	102.1	102.3
May	102.5	103.7	102.4	102.8	102.1	102.4
June	102.9	104.0	102.7	103.2	102.7	102.7
July	103.1	104.0	102.8	103.6	103.1	102.9
August	103.3	104.4	102.9	103.8	103.4	103.1
September	103.7	104.5	103.3	104.5	103.6	103.2
October	104.1	104.7	103.6	105.0	103.9	103.2
November	104.2	104.8	103.6	105.3	104.2	103.2
December	104.5	104.4	103.9	105.7	104.6	103.3
1950 January	104.9	104.6	104.1	106.5	104.9	103.8
February	110.0	106.8	111.7	109.7	109.4	107.1
March	110.8	108.1	111.8	110.7	109.8	109.6

64-002

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GOVERNMENT OF CANADA

NEW RESIDENTIAL CONSTRUCTION

JANUARY 1 TO MARCH 31, 1950



**DOMINION BUREAU OF STATISTICS
DEPARTMENT OF TRADE AND COMMERCE**

Vol. 3

No. 2

NEW RESIDENTIAL CONSTRUCTION

**CONSTRUCTION OF DWELLING UNITS IN CANADA
FROM JANUARY 1 TO MARCH 31, 1950**

**(IN 1948 AND 1949, ISSUED AS
HOUSING BULLETINS NO'S 1 TO 24)**

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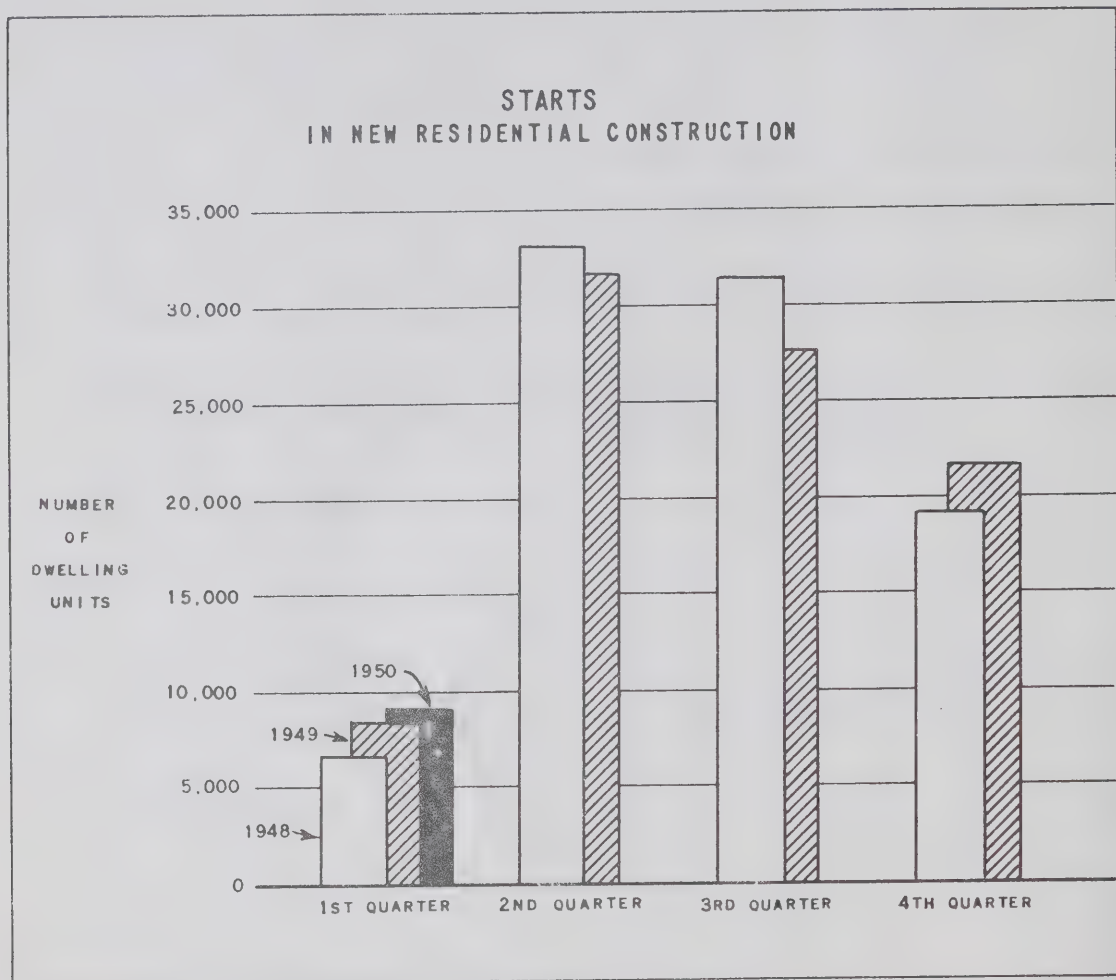
Prepared in the Special Surveys Division,
Dominion Bureau of Statistics, Ottawa

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NEW RESIDENTIAL CONSTRUCTION

The same level of activity in residential construction has been maintained in 1950 as in 1949, and there are no significant differences in the figures for starts and completions of dwelling units for the first quarters of the two years.

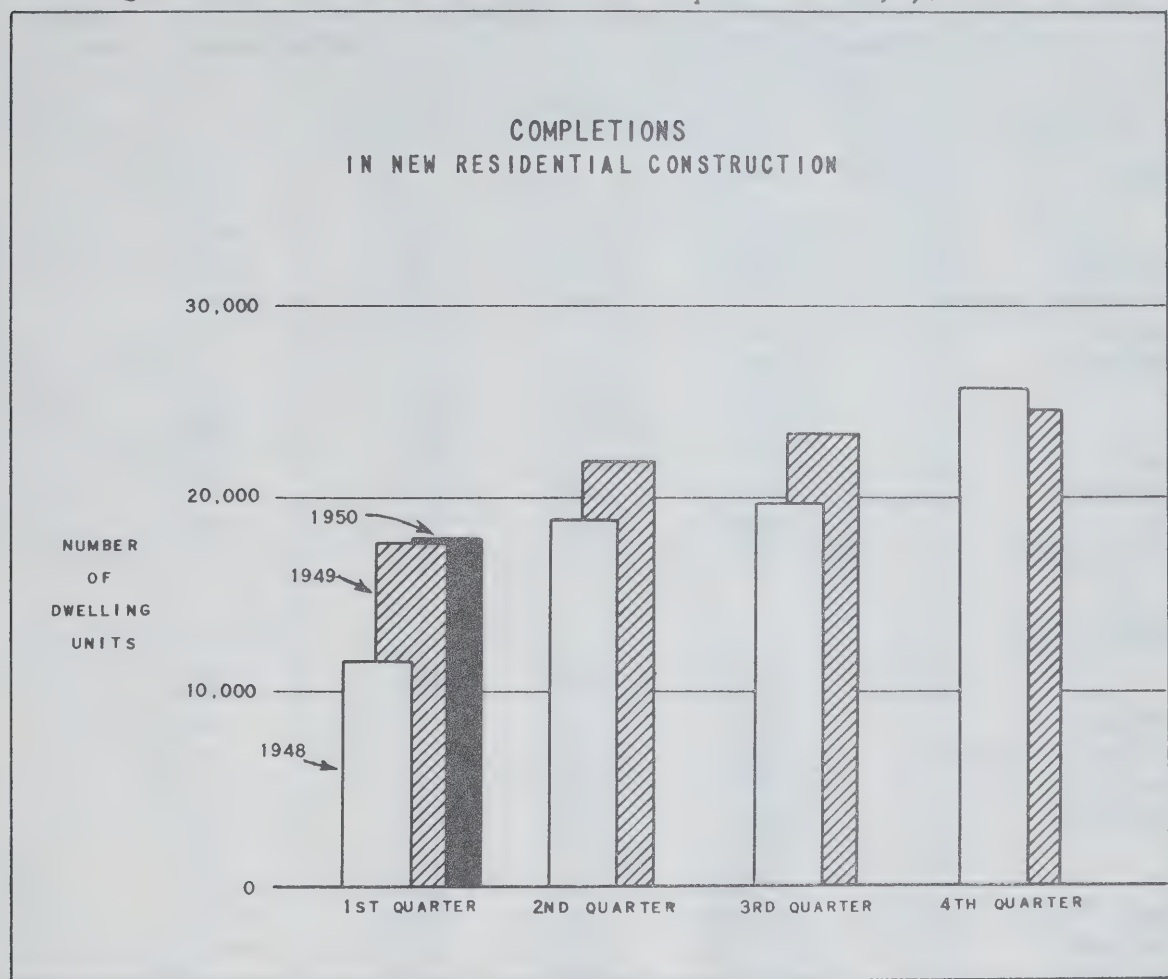


During the first quarter of 1950, an estimated 17,873 dwelling units were completed and an estimated 9,015 units were started. For the first time in this series, figures are included for Newfoundland. Completions in this province are estimated at 161 units and starts at 82 units.

At the end of March, 1950, an estimated 50,161 dwelling units were in various stages of construction. This is an increase of about 2,000 units over the estimate as at the end of March, 1949.

The average length of time required to complete a dwelling unit finished during the month of March, 1950 was estimated at 7.0 months.

From the types of dwelling units being constructed during the first quarter of 1950, it is estimated that 28% are for rental purposes, no change with the estimate for the first quarter of 1949.



These estimates, as well as other statistics contained in this bulletin are the results of a nation-wide survey carried out each month by the Dominion Bureau of Statistics with the co-operation of the Central Mortgage and Housing Corporation. All Metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

In some of the tables, there appears a column headed "adjustments". These adjustments can arise in various ways. For example, after a start on a dwelling has been made, construction may cease, or a structure when completed may contain more or less dwelling units than were reported when construction commenced.

Table 1.- Construction of dwelling units in Canada and the provinces

	Under construction Jan. 1	Jan. 1 to Mar. 31		Adjustments	Under construction Mar. 31
		Started	Completed		
<u>1950</u>					
Canada	59,503	9,015	17,873	-484	50,161
Newfoundland	1,334	161	82	- 26	1,439
Prince Edward Island	292	14	99	+ 14	221
Nova Scotia	2,326	157	590	- 1	1,892
New Brunswick	1,274	130	520	- 6	878
Quebec	14,984	3,572	6,509	- 91	11,956
Ontario	23,585	3,466	5,770	-359	20,922
Manitoba	2,781	84	775	- 12	2,078
Saskatchewan	1,452	43	367	- 9	1,119
Alberta	4,309	472	1,690	- 19	3,072
British Columbia	7,166	916	1,471	- 27	6,584
<u>1949</u>					
Canada	56,456	8,396	17,826	-140	46,886
Newfoundland	..	..	..	..	..
Prince Edward Island	203	1	110	-	94
Nova Scotia	2,748	158	771	- 1	2,136
New Brunswick	1,069	49	279	- 1	838
Quebec	13,848	2,545	4,604	- 5	11,784
Ontario	21,112	3,284	6,396	-112	17,888
Manitoba	2,632	83	838	- 20	1,857
Saskatchewan	1,853	20	381	- 1	1,491
Alberta	5,262	687	1,678	- 2	4,269
British Columbia	7,729	1,569	2,769	-	6,529
<u>1948</u>					
Canada	42,215	6,678	11,569	-205	37,529
Newfoundland	..	..	..	..	..
Prince Edward Island	209	-	36	-	173
Nova Scotia	2,161	91	251	+ 23	2,024
New Brunswick	736	14	209	- 10	531
Quebec	9,076	2,196	2,887	- 39	8,346
Ontario	17,243	1,803	4,098	+ 94	15,042
Manitoba	2,315	125	655	-	1,785
Saskatchewan	1,469	78	389	- 13	1,145
Alberta	2,310	250	855	-150	1,855
British Columbia	6,696	2,121	2,189	-	6,628

Note - Newfoundland included only in 1950.

Table 2.- Construction of dwelling units in rural and urban areas by regions

	1950			1949		
	Jan. 1 to Mar. 31		Under construction Mar. 31	Jan. 1 to Mar. 31		Under construction Mar. 31
	Started	Completed		Started	Completed	
Canada	9,015	17,873	50,161	8,396	17,826	46,886
urban	8,158	15,154	38,137	6,764	15,217	37,444
5000 or more	7,903	13,261	31,844	6,305	13,138	32,305
under 5000	255	1,893	6,293	459	2,079	5,139
rural	857	2,719	12,024	1,632	2,609	9,442
non-farm	769	2,325	9,908	1,472	1,986	7,525
farm	88	394	2,116	160	623	1,917
Newfoundland	161	82	1,439	..	..	..
urban	63	49	210	..	..	..
5000 or more	63	49	210	..	..	..
under 5000	-	-	-	..	..	..
rural	98	33	1,229	..	..	..
non-farm	98	33	1,073	..	..	..
farm	-	-	156	..	..	..
Maritime Provinces	301	1,209	2,991	208	1,160	3,068
urban	253	885	1,537	131	872	1,617
5000 or more	253	588	1,062	131	872	1,236
under 5000	-	297	475	-	-	381
rural	48	324	1,454	77	288	1,451
non-farm	48	153	884	77	175	1,090
farm	-	171	570	-	113	361
Quebec	3,572	6,509	11,956	2,545	4,604	11,784
urban	3,440	6,087	10,304	2,545	4,286	10,202
5000 or more	3,304	4,997	9,354	2,545	4,058	9,112
under 5000	136	1,090	950	-	228	1,090
rural	132	422	1,652	-	318	1,582
non-farm	132	384	1,414	-	206	1,448
farm	-	38	238	-	112	134
Ontario	3,466	5,770	20,922	3,284	6,396	17,888
urban	3,051	4,452	14,720	2,465	5,297	13,445
5000 or more	3,023	4,252	12,618	2,270	4,617	12,213
under 5000	28	200	2,102	195	680	1,232
rural	415	1,318	6,202	819	1,099	4,443
non-farm	367	1,227	5,372	771	952	3,634
farm	48	91	830	48	147	809

Note - Newfoundland included only in 1950.

Table 2.- Construction of dwelling units in rural and urban areas by regions - con.

	1950			1949		
	Jan. 1 to Mar. 31		Under construction Mar. 31	Jan. 1 to Mar. 31		Under construction Mar. 31
	Started	Completed		Started	Completed	
Prairie Provinces	599	2,832	6,269	790	2,897	7,617
urban	511	2,400	5,600	510	2,487	6,373
5000 or more	427	2,106	3,976	328	1,640	4,548
under 5000	84	294	1,624	182	847	1,825
rural	88	432	669	280	410	1,244
non-farm	48	338	367	168	159	669
farm	40	94	302	112	251	575
British Columbia	916	1,471	6,584	1,569	2,769	6,529
urban	840	1,281	5,766	1,113	2,275	5,807
5000 or more	833	1,269	4,624	1,031	1,951	5,196
under 5000	7	12	1,142	82	324	611
rural	76	190	818	456	494	722
non-farm	76	190	798	456	494	684
farm	-	-	20	-	-	38

Table 3.- Construction of dwelling units in urban centres of 5000 or more

	1950			1949		
	Jan. 1 to Mar. 31		Under construction Mar. 31	Jan. 1 to Mar. 31		Under construction Mar. 31
	Started	Completed		Started	Completed	
Newfoundland						
Bell Island	-	4	4	..	..	..
Corner Brook	-	-	16	..	..	..
Grand Falls	-	-	-	..	..	..
St. John's	63	45	190	..	..	..
Prince Edward Island						
Charlottetown	-	5	28	1	38	16
Summerside	-	38	137	-	2	8
Nova Scotia						
Amherst	2	5	9	1	28	22
Halifax	101	120	278	90	243	377
New Glasgow	-	7	18	1	17	69
Springhill	-	7	11	1	-	16

Note - Newfoundland included only in 1950.

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1950			1949		
	Jan. 1 to Mar. 31		Under construction Mar. 31	Jan. 1 to Mar. 31		Under construction Mar. 31
	Started	Completed		Started	Completed	
Nova Scotia - con.						
Stellarton	1	2	4	-	65	9
Sydney	14	79	241	3	141	235
Truro	4	8	11	17	36	58
Yarmouth	1	17	8	11	23	42
New Brunswick						
Campbellton	-	-	-	-	34	-
Edmundston	-	4	-	-	16	-
Fredericton	3	11	37	3	178	56
Moncton	113	180	150	1	35	99
Saint John	14	105	130	2	16	229
Quebec						
Asbestos	3	10	5	4	51	7
Chicoutimi	3	7	80	11	21	13
Drummondville	9	14	25	24	19	61
Granby	12	32	30	11	13	24
Grand'Mere	2	11	13	-	21	21
Hull	116	52	161	18	51	102
Joliette	29	17	94	8	23	76
Jonquiere	-	2	13	16	24	23
Kenogami	3	-	6	4	1	16
Lachute	1	2	4	1	-	7
La Tuque	-	4	22	10	36	14
Magog	7	6	11	1	5	4
Montreal	2,698	3,965	7,654	2,132	3,083	7,796
Quebec	282	518	547	137	378	317
Rimouski	-	13	16	-	31	18
Riviere du Loup	-	14	19	-	7	6
Rouyn	-	-	76	-	-	36
St. Hyacinthe	1	26	30	-	17	33
St. Jean	16	67	66	25	64	70
St. Jerome	11	22	100	14	20	27
St. Joseph d'Alma	3	10	44	4	3	23
St. Joseph de Grantham	1	-	1	4	-	8
Shawinigan Falls	5	8	12	7	35	42
Sherbrooke	53	41	159	50	35	134
Sorel	1	-	8	5	2	23
Thetford Mines	3	15	7	-	10	8
Trois Rivières	37	87	118	48	104	155
Valleyfield	7	30	22	11	4	14
Victoriaville	1	24	11	-	-	34

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1950			1949		
	Jan. 1 to Mar. 31		Under construction Mar. 31	Jan. 1 to Mar. 31		Under construction Mar. 31
	Started	Completed		Started	Completed	
Ontario						
Barrie	19	49	50	2	34	45
Belleville	8	37	231	6	60	287
Brampton	7	11	29	4	7	25
Brantford	60	172	183	183	97	316
Brockville	10	15	30	15	6	56
Chatham	3	51	77	33	61	152
Cobourg	2	6	20	2	8	89
Collingwood	-	12	14	2	6	35
Cornwall	27	42	46	20	47	46
Dundas	2	5	12	7	15	16
Fort Erie	12	6	17	-	30	22
Fort Frances	-	10	35	-	13	19
Fort William	1	90	83	7	102	114
Galt	17	51	95	6	32	71
Guelph	11	35	75	19	41	157
Hamilton	179	252	911	287	375	1,098
Hawkesbury	5	4	12	3	4	11
Ingersoll	7	2	27	8	8	22
Kenora	-	-	26	-	-	28
Kingston	56	59	84	15	36	124
Kitchener	90	162	413	62	226	544
Leamington	3	6	22	1	10	29
Lindsay	-	7	22	6	18	15
London	202	271	885	150	214	769
Midland	7	11	11	2	7	8
Niagara Falls	23	70	174	13	67	238
North Bay	2	16	23	-	43	39
Orillia	9	21	16	6	10	65
Oshawa	7	51	63	12	87	66
Ottawa	765	351	1,134	134	378	545
Owen Sound	4	8	20	3	43	22
Parry Sound	2	3	6	-	-	-
Pembroke	6	9	34	13	40	75
Peterborough	19	105	176	10	102	225
Port Arthur	1	63	80	18	96	81
Port Colborne	1	4	13	1	4	19
Port Hope	-	11	40	2	3	50
Preston	1	4	6	2	12	14
Renfrew	5	3	11	3	12	51
St. Catharines	28	78	240	16	64	309
St. Thomas	3	12	40	16	68	68
Sarnia	12	34	233	40	119	399
Sault Ste. Marie	10	70	66	14	63	87
Simcoe	3	10	15	10	19	39

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1950			1949		
	Jan. 1 to Mar. 31		Under construction Mar. 31	Jan. 1 to Mar. 31		Under construction Mar. 31
	Started	Completed		Started	Completed	
Ontario - con.						
Smith's Falls	21	7	27	3	8	16
Stratford	-	21	69	-	12	111
Sudbury	21	45	79	10	55	68
Thorold	1	5	21	1	24	70
Timmins	1	2	27	-	6	30
Toronto	1,202	1,521	5,999	1,023	1,263	4,649
Trenton	1	-	26	1	61	12
Welland	3	33	18	1	55	114
Whitby	9	14	14	16	14	23
Windsor	134	281	516	53	412	502
Woodstock	1	34	22	9	20	128
Manitoba						
Brandon	8	10	24	1	48	77
Portage la Prairie	-	34	28	1	3	1
Winnipeg	28	659	1,394	81	563	1,582
Saskatchewan						
Moose Jaw	-	11	44	1	38	98
North Battleford	-	12	6	-	-	59
Prince Albert	2	32	75	-	18	85
Regina	21	176	206	4	73	157
Saskatoon	8	37	212	15	66	96
Swift Current	-	14	16	-	19	83
Weyburn	-	1	6	-	5	48
Yorkton	-	4	13	-	26	78
Alberta						
Calgary	137	305	631	130	411	872
Edmonton	176	598	1,124	73	250	980
Lethbridge	36	189	133	15	71	201
Medicine Hat	11	24	64	7	49	131
British Columbia						
Kamloops	6	19	26	12	5	42
Kelowna	16	21	45	27	26	93
Nanaimo	21	40	204	47	61	163
Nelson	3	3	11	-	7	7
Prince George	-	3	10	2	-	2
Prince Rupert	2	4	11	-	-	5
Trail	4	28	53	35	20	263
Vancouver	639	1,024	3,200	714	1,570	3,774
Vernon	6	6	16	2	24	27
Victoria	136	121	1,048	192	238	820

Table 4.- Monthly starts by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 January	1,675	..	53	251	610	179	582
February	1,894	..	12	590	397	140	755
March	3,109	..	40	1,355	796	134	784
April	8,274	..	487	2,800	2,845	591	1,551
May	11,407	..	999	3,019	3,762	2,555	1,072
June	13,409	..	982	3,613	3,740	3,564	1,510
July	9,684	..	731	2,227	3,773	1,825	1,128
August	11,013	..	947	2,270	3,361	3,090	1,345
September	10,651	..	686	3,079	3,673	2,314	899
October	7,437	..	280	2,075	2,759	1,511	812
November	7,795	..	287	2,282	2,974	1,636	616
December	3,846	..	208	1,421	1,286	352	579
1949 January	3,066	..	37	624	1,248	478	679
February	1,745	..	43	535	781	127	259
March	3,585	..	128	1,386	1,255	185	631
April	8,466	..	304	2,416	3,066	1,790	890
May	12,809	..	817	3,525	4,941	2,539	987
June	10,528	..	613	3,042	3,497	2,391	985
July	9,086	..	609	2,705	3,155	1,629	988
August	8,542	..	678	2,003	2,988	1,880	993
September	10,035	..	702	2,065	4,303	1,621	1,344
October	8,964	..	552	2,182	3,883	1,667	680
November	8,434	..	340	2,157	3,455	1,817	665
December	4,249	..	200	1,556	1,451	441	601
1950 January	2,152	103	130	579	1,077	99	164
February	2,694	-	36	1,136	1,133	181	208
March	4,169	58	135	1,857	1,256	319	544

Note - Newfoundland included only in 1950.

Table 5.- Monthly completions by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 January	3,736	..	164	564	1,534	610	864
February	3,778	..	174	798	1,451	676	679
March	4,055	..	158	1,525	1,113	613	646
April	6,729	..	277	1,978	2,708	918	848
May	6,284	..	300	1,267	2,803	1,225	689
June	5,946	..	432	1,556	2,175	966	817
July	6,073	..	313	2,067	2,026	620	1,047
August	6,970	..	495	2,062	2,404	777	1,232
September	6,667	..	421	1,988	1,674	1,536	1,048
October	8,164	..	731	2,068	2,923	1,402	1,040
November	9,701	..	625	2,179	3,124	2,916	857
December	7,994	..	719	2,119	2,456	1,736	964
1949 January	6,643	..	325	1,591	2,449	932	1,346
February	4,807	..	358	1,159	1,881	717	692
March	6,388	..	477	1,866	2,066	1,248	731
April	7,251	..	413	2,174	2,329	1,851	484
May	7,374	..	201	1,990	2,880	1,386	917
June	7,275	..	539	1,988	2,454	1,559	735
July	6,588	..	414	2,007	2,352	1,011	804
August	9,109	..	566	2,154	3,614	1,772	1,003
September	7,563	..	398	1,607	2,571	2,041	946
October	9,059	..	365	2,655	3,034	2,037	968
November	8,700	..	615	2,194	3,224	1,882	785
December	6,776	..	444	1,527	2,586	1,358	861
1950 January	6,480	-	490	1,932	2,112	1,326	620
February	4,815	1	341	1,925	1,546	605	397
March	6,578	81	378	2,652	2,112	901	454

Note - Newfoundland included only in 1950.

Table 6.- Dwelling units completed during February and March, 1950 by time under construction for Canada and the provinces.

	Total	Months				Over 1 year	Unknown
		1-3	4-6	7-9	10-12		
<u>February, 1950.</u>							
Canada	4,815	402	2,282	1,297	371	462	1
Newfoundland	1	-	-	-	-	-	1
Prince Edward Island	21	-	-	21	-	-	-
Nova Scotia	155	3	31	98	7	16	-
New Brunswick	165	54	34	47	27	3	-
Quebec	1,925	139	1,053	499	172	62	-
Ontario	1,546	130	739	362	121	194	-
Manitoba	247	7	73	141	8	18	-
Saskatchewan	16	3	8	3	2	-	-
Alberta	342	20	197	53	2	70	-
British Columbia	397	46	147	73	32	99	-
<u>March, 1950.</u>							
Canada	6,578	418	2,684	2,592	608	240	36
Newfoundland	81	23	22	-	-	-	36
Prince Edward Island	49	-	3	45	-	1	-
Nova Scotia	185	7	63	95	13	7	-
New Brunswick	144	7	19	89	27	2	-
Quebec	2,652	139	1,227	1,190	81	15	-
Ontario	2,112	179	864	587	392	90	-
Manitoba	283	4	58	166	37	18	-
Saskatchewan	142	1	41	81	13	6	-
Alberta	476	43	240	175	10	8	-
British Columbia	454	15	147	164	35	93	-

Table 7.- Dwelling units completed during February and March, 1950 by time under construction as a percentage of total completions for Canada and regions.

	Total	Months				Over 1 year
		1-3	4-6	7-9	10-12	
	%	%	%	%	%	
<u>February, 1950.</u>						
Canada	100	8	47	27	8	10
Newfoundland	-	-	-	-	-	-
Maritime Provinces	100	17	19	49	9	6
Quebec	100	7	55	26	9	3
Ontario	100	8	48	23	8	13
Prairie Provinces	100	5	46	33	2	14
British Columbia	100	12	37	18	8	25
<u>March, 1950.</u>						
Canada	100	6	41	40	9	4
Newfoundland	100	51	49	-	-	-
Maritime Provinces	100	4	22	61	10	3
Quebec	100	5	46	45	3	1
Ontario	100	8	41	28	19	4
Prairie Provinces	100	5	38	47	7	3
British Columbia	100	3	32	36	8	21

Note - Dwellings for which length of time under construction is unknown have been omitted from the calculation of percentages.

Table 8.- Completions by month by average time under construction

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 average	6.5	..	6.5	5.5	6.8	6.3	7.5
1949 average	7.0	..	7.9	6.4	7.5	6.0	8.1
1948 January	7.7	..	6.0	6.8	8.7	6.7	8.1
February	6.8	..	7.5	4.5	7.1	7.2	8.2
March	7.1	..	9.5	6.0	7.4	7.6	8.0
April	7.2	..	6.8	6.6	7.2	7.9	8.0
May	7.2	..	6.1	7.1	6.7	8.1	8.1
June	6.8	..	7.6	6.2	7.1	7.5	6.6
July	6.1	..	6.4	4.5	7.4	6.9	7.0
August	6.2	..	5.5	4.6	6.8	6.3	7.7
September	5.4	..	5.4	4.2	7.0	4.9	6.3
October	6.1	..	6.1	5.1	6.6	5.1	7.7
November	6.0	..	6.7	6.1	5.7	5.5	7.8
December	6.4	..	6.7	5.8	6.5	6.1	7.5
1949 January	7.0	..	7.6	7.7	6.4	6.2	7.6
February	7.3	..	8.6	6.6	8.0	6.4	6.6
March	7.9	..	9.9	6.9	8.2	7.4	8.7
April	7.9	..	9.4	7.6	8.0	7.5	8.3
May	8.0	..	8.5	7.0	8.5	7.3	9.7
June	7.4	..	7.9	6.4	8.2	6.6	8.5
July	7.3	..	9.9	6.0	7.8	6.9	8.7
August	6.9	..	6.5	5.8	8.4	5.1	7.6
September	5.9	..	5.9	5.4	6.4	4.8	8.0
October	6.1	..	7.4	5.5	6.5	5.2	8.2
November	6.3	..	7.1	6.5	6.3	5.2	7.3
December	6.5	..	6.2	6.0	7.3	5.3	7.5
1950 January	6.8	-	8.4	5.9	7.2	6.6	7.7
February	7.2	-	7.3	6.2	7.4	8.3	9.6
March	7.0	3.0	7.5	6.4	7.2	7.1	9.6

Note - Newfoundland included only in 1950.

Table 9.- Completions during the first three months of 1950
by type of dwelling, for Canada and the Provinces.

	Total	One-family detached	Two-family detached	Row or terrace	Apartment or flat	Other
Canada	17,873	13,002	1,876	6	2,936	53
Newfoundland	82	82	-	-	-	-
Prince Edward Island	99	90	2	-	7	-
Nova Scotia	590	586	-	-	4	-
New Brunswick	520	352	106	4	58	-
Quebec	6,509	2,508	1,714	2	2,253	32
Ontario	5,770	5,389	34	-	332	15
Manitoba	775	690	4	-	81	-
Saskatchewan	367	367	-	-	-	-
Alberta	1,690	1,576	14	-	96	4
British Columbia	1,471	1,362	2	-	105	2

Table 10.- Rental units completed during the first three months of 1950 under the management of Central Mortgage and Housing Corporation.

	Total	One-family detached	Two-family detached	Row or terrace	Apartment or flat	Other
Canada	1,130	1,118	12	-	-	-
Newfoundland	23	23	-	-	-	-
Prince Edward Island	24	24	-	-	-	-
Nova Scotia	177	177	-	-	-	-
New Brunswick	90	90	-	-	-	-
Quebec	46	38	8	-	-	-
Ontario	470	466	4	-	-	-
Manitoba	79	79	-	-	-	-
Saskatchewan	74	74	-	-	-	-
Alberta	71	71	-	-	-	-
British Columbia	76	76	-	-	-	-

Appendix 1 : Definitions

- (a) The count of dwellings which are started, completed and under construction includes only new residential construction intended for year-round occupancy. Seasonal dwellings such as summer cottages, ski shacks, etc., are not counted. Dwellings which are occupied, even if unfinished, are regarded as completed for the purposes of this survey.
- (b) Type of dwelling
- (i) 1-family detached: a one-family house open on all four sides, i.e., not joined to other buildings;
 - (ii) 2-family detached: a two-family house which contains only two dwelling units, either one above the other open on all four sides, or two units side by side each open on three sides, sometimes known as a semi-detached house;
 - (iii) row or terrace: a one-family or two-family house in a row of three or more attached houses with common or adjacent walls;
 - (iv) apartment or flat: an apartment or flat is (a) a residential structure containing three or more dwelling units, or (b) a structure used for business purposes which contains one or more dwelling units (e.g., living quarters in an office building or factory, living quarters over a store, etc.); and
 - (v) other: any type of dwelling which does not fall into one of the above classifications.
- (c) For the purpose of this survey, a dwelling unit is defined as a structurally separate set of living quarters having its own entrance from outside of the building, or from a common passage inside. The number of dwelling units in a structure will be the number of households the structure is intended to accommodate.
- (d) For the purpose of this survey, a farm must contain at least one acre and must yield agricultural produce valued at \$50 or more per year.

Appendix 2 : Reliability of the estimates

Since the estimates in this report are partially based on a sample survey, they are subject to sampling variability. This sampling variability is not present in the data on the municipalities of 5,000 and over. When the estimates include an element derived from the sample survey, the sampling error increases as the size of the estimate decreases. Care should be taken, therefore, in interpreting the precision of some of the estimates. The estimate of unfinished dwellings for the whole of Canada should be within 5 per cent of the figure which would have been obtained from a complete count.

The estimates presented in the tables are shown to the last digit instead of being rounded, not because they are assumed to be accurate to the last digit, but rather for convenience in summation and economy in processing the tabulations.

In addition to sampling variation, all the estimates are subject to errors of enumeration. However, these should be very small as the survey for the most part can be carried on without interview with a consequent elimination of all types of respondent error. A complete count by the same enumerators would contain the same enumerative error.

Appendix 3 : Metropolitan areas

Some cities in Canada have reasonably well-defined suburban areas which, for the purposes of the survey of starts and completions of dwelling units, have been included under the name of the principal city. A list of the municipalities included in these metropolitan areas is given in Housing Bulletin No. 12 pp. 17-19.

Appendix 4 : Index of residential rents

Since November, 1947, the Dominion Bureau of Statistics has been collecting data on money rents from a sample of households in conjunction with the quarterly labour force survey. The aggregate rent paid by a group of households in a given month is compared with the aggregate rent paid by the same group for the same living quarters in the next month. With a matched sample such as this, variations due to changes in the sample and to non-response are eliminated, and the index is a reliable measure of the change in rent paid for the same accommodation. Rent reported is the cash rent paid in all cases regardless of minor changes in the services provided.

Index of non-farm residential rents in Canada, by region (October, 1947 = 100)

MONTH	Total	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1947 July	99.7	99.4	100.0	99.4	99.5	99.9
October	100.0	100.0	100.0	100.0	100.0	100.0
1948 January	100.2	100.8	100.1	100.4	99.9	100.5
April	100.6	101.1	100.5	100.7	100.0	101.2
July	100.9	101.7	100.8	100.8	100.1	102.1
October	100.9	102.1	100.9	101.1	100.2	100.8
1949 January	101.9	102.8	101.7	102.3	101.5	102.0
February	102.0	102.9	101.7	102.4	101.6	102.1
March	102.1	103.0	101.8	102.5	101.6	102.2
April	102.3	103.1	102.0	102.7	102.1	102.3
May	102.5	103.7	102.4	102.8	102.1	102.4
June	102.9	104.0	102.7	103.2	102.7	102.7
July	103.1	104.0	102.8	103.6	103.1	102.9
August	103.3	104.4	102.9	103.8	103.4	103.1
September	103.7	104.5	103.3	104.5	103.6	103.2
October	104.1	104.7	103.6	105.0	103.9	103.2
November	104.2	104.8	103.6	105.3	104.2	103.2
December	104.5	104.4	103.9	105.7	104.6	103.3
1950 January	104.9	104.6	104.1	106.5	104.9	103.8
February	110.0	106.8	111.7	109.7	109.4	107.1
March	110.6	108.1	111.8	110.7	109.8	108.0

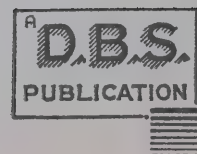
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GOVERNMENT OF CANADA

NEW RESIDENTIAL CONSTRUCTION

JANUARY 1 TO APRIL 30, 1950



UNIVERSITY OF TORONTO
DEPT. OF POLITICAL ECONOMY

**DOMINION BUREAU OF STATISTICS
DEPARTMENT OF TRADE AND COMMERCE**

Vol. 3

No. 3

NEW RESIDENTIAL CONSTRUCTION

**CONSTRUCTION OF DWELLING UNITS IN CANADA
FROM JANUARY 1 TO APRIL 30, 1950**

**(IN 1948 AND 1949, ISSUED AS
HOUSING BULLETINS NO'S 1 TO 24)**

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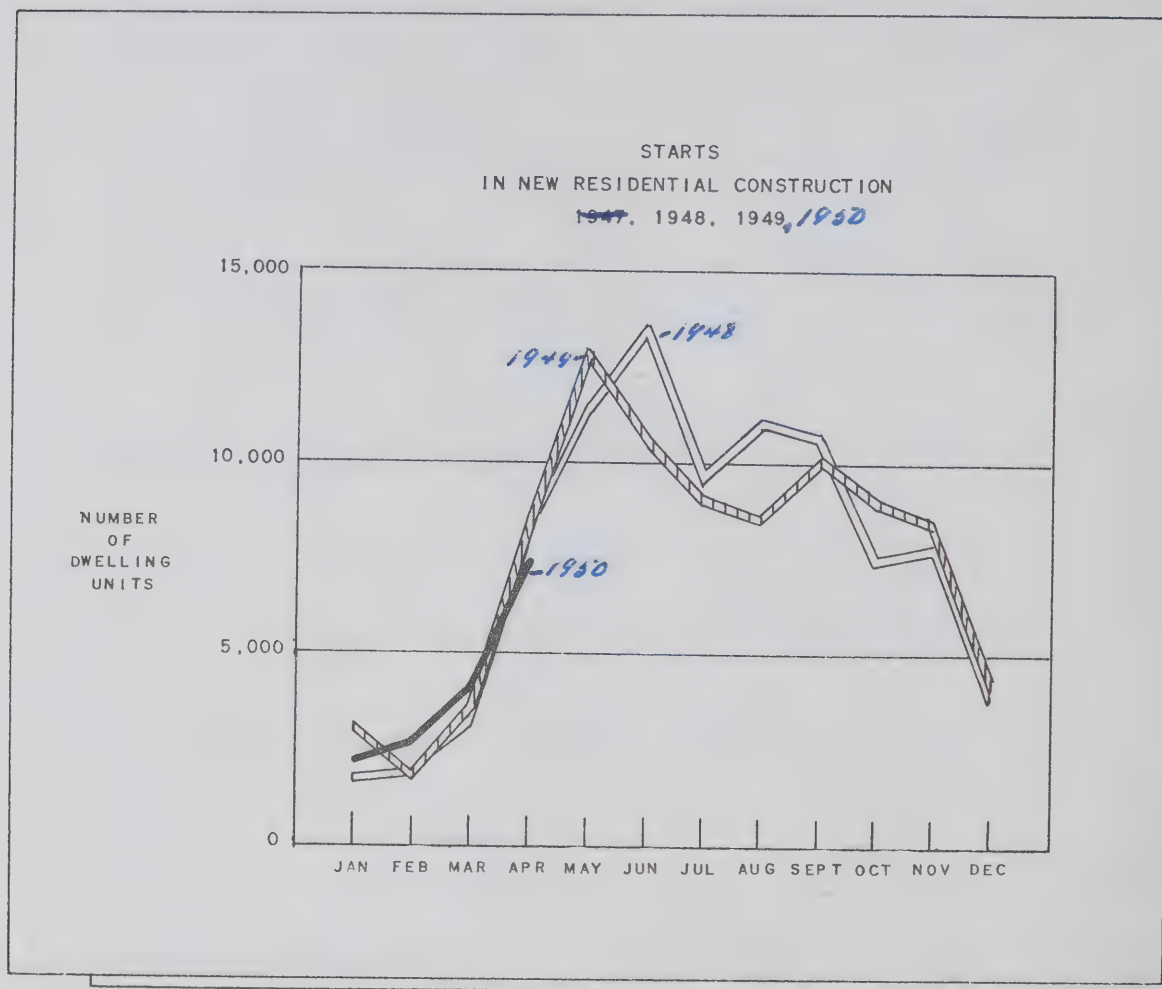
Prepared in the Special Surveys Division,
Dominion Bureau of Statistics, Ottawa

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NEW RESIDENTIAL CONSTRUCTION

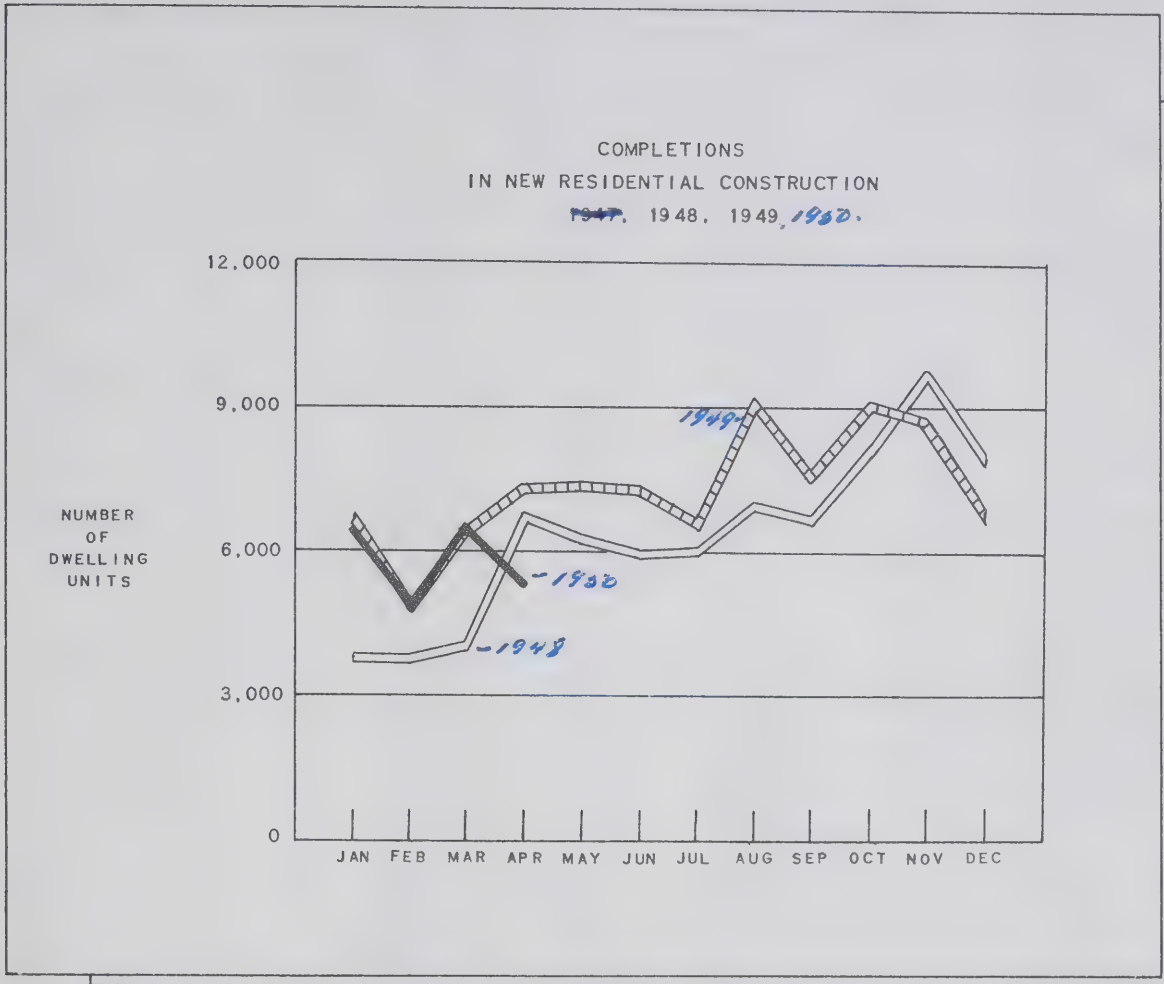
In the first four months of 1950, it is estimated that 16,437 new dwelling units were started, 23,270 units were completed, and 50,775 units were in various stages of construction.



The numbers of new dwelling units started and completed during the first four months of 1950 were somewhat lower in both cases than during the corresponding period of 1949. Considerable increases in Quebec and New Brunswick were more than overbalanced by decreases in the other provinces.

Average length of time under construction for dwelling units completed in April, 1950, was estimated to be 7.6 months.

From the types of dwelling units built, it is estimated that 28% of the units completed in the first four months of 1950 were intended for rental.



These estimates, as well as other statistics contained in this bulletin are the results of a nation-wide survey carried out each month by the Dominion Bureau of Statistics with the co-operation of the Central Mortgage and Housing Corporation. All Metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

A column headed "adjustments" appears in Table 1. These adjustments can arise in various ways. For example, after a start on a dwelling has been made, construction may cease, or a structure when completed may contain more or less dwelling units than were reported when construction commenced.

Table 1.- Construction of dwelling units in Canada and the provinces

	Under construction Jan. 1	Jan. 1 to Apr. 30		Adjustments	Under construction Apr. 30
		Started	Completed		
<u>1950</u>					
Canada	59,503	16,437	23,270	- 1,895	50,775
Newfoundland	1,334	213	99	+ 26	1,474
Prince Edward Island	292	14	116	+ 14	204
Nova Scotia	2,326	308	839	- 1	1,794
New Brunswick	1,274	365	583	- 7	1,049
Quebec	14,984	6,840	8,341	- 659	12,824
Ontario	23,585	5,110	7,554	- 1,165	19,976
Manitoba	2,781	409	995	- 12	2,183
Saskatchewan	1,452	173	465	- 11	1,149
Alberta	4,309	1,242	2,219	- 19	3,313
British Columbia	7,166	1,763	2,059	- 61	6,809
<u>1949</u>					
Canada	56,456	16,862	25,077	- 161	48,080
Newfoundland	..	..	..	..	..
Prince Edward Island	203	1	110	-	94
Nova Scotia	2,748	424	1,085	+ 1	2,088
New Brunswick	1,069	87	378	- 1	777
Quebec	13,848	4,961	6,778	- 16	12,015
Ontario	21,112	6,350	8,725	- 120	18,617
Manitoba	2,632	506	1,225	- 20	1,893
Saskatchewan	1,853	294	500	- 2	1,645
Alberta	5,262	1,780	3,023	- 3	4,016
British Columbia	7,729	2,459	3,253	-	6,935
<u>1948</u>					
Canada	42,215	14,951	18,298	+ 312	39,180
Newfoundland	..	..	..	..	..
Prince Edward Island	209	14	72	-	151
Nova Scotia	2,161	417	380	+ 23	2,221
New Brunswick	736	160	321	- 11	564
Quebec	9,076	4,996	4,865	- 33	9,174
Ontario	17,243	4,648	6,806	+ 121	15,206
Manitoba	2,315	356	979	-	1,692
Saskatchewan	1,469	194	622	- 14	1,027
Alberta	2,310	494	1,216	+ 150	1,738
British Columbia	6,696	3,672	3,037	+ 76	7,407

Note - Newfoundland included only in 1950.

Table 2.- Construction of dwelling units in rural and urban areas by regions

	1950			1949		
	Jan. 1 to Apr. 30		Under construction Apr. 30	Jan. 1 to Apr. 30		Under construction Apr. 30
	Started	Completed		Started	Completed	
Canada	16,437	23,270	50,775	16,862	25,077	48,080
urban	14,763	20,027	39,241	13,406	21,357	37,926
5000 or more	14,060	17,569	33,065	12,111	18,344	32,885
under 5000	703	2,458	6,176	1,295	3,013	5,041
rural	1,674	3,243	11,534	3,456	3,720	10,154
non-farm	1,450	2,756	9,375	3,122	2,891	8,270
farm	224	487	2,159	334	829	1,884
Newfoundland	213	99	1,474	..	..	..
urban	71	66	201	..	..	..
5000 or more	71	66	201	..	..	..
under 5000	-	-	-	..	..	..
rural	142	33	1,273	..	..	..
non-farm	142	33	1,117	..	..	..
farm	-	-	156	..	..	..
Maritime Provinces	687	1,538	3,047	512	1,573	2,959
urban	464	1,200	1,432	264	1,147	1,475
5000 or more	413	782	1,027	264	1,135	1,106
under 5000	51	418	405	-	12	369
rural	223	338	1,615	248	426	1,484
non-farm	200	153	1,036	248	290	1,146
farm	23	185	579	-	136	338
Quebec	6,840	8,341	12,824	4,961	6,778	12,015
urban	6,540	7,803	11,120	4,731	6,088	10,575
5000 or more	6,303	6,564	10,218	4,675	5,749	9,540
under 5000	237	1,239	902	56	339	1,035
rural	300	538	1,704	230	690	1,440
non-farm	272	500	1,438	230	578	1,306
farm	28	38	266	-	112	134
Ontario	5,110	7,554	19,976	6,350	8,725	18,617
urban	4,515	6,089	14,524	4,370	7,212	13,427
5000 or more	4,425	5,783	12,466	4,016	6,354	12,214
under 5000	90	306	2,058	354	858	1,213
rural	595	1,465	5,452	1,980	1,513	5,190
non-farm	520	1,374	4,595	1,806	1,258	4,363
farm	75	91	857	174	255	827

Note - Newfoundland included only in 1950.

Table 2.- Construction of dwelling units in rural and urban areas by regions - con.

	1950			1949		
	Jan. 1 to Apr. 30		Under construction Apr. 30	Jan. 1 to Apr. 30		Under construction Apr. 30
	Started	Completed		Started	Completed	
Prairie Provinces	1,824	3,679	6,645	2,580	4,748	7,554
urban	1,638	3,152	5,973	2,172	4,151	6,370
5000 or more	1,320	2,711	4,262	1,419	2,709	4,569
under 5000	318	441	1,711	753	1,442	1,801
rural	186	527	672	408	597	1,184
non-farm	88	354	391	268	271	657
farm	98	173	281	140	326	527
British Columbia	1,763	2,059	6,809	2,459	3,253	6,935
urban	1,535	1,717	5,991	1,869	2,759	6,079
5000 or more	1,528	1,663	4,891	1,737	2,397	5,456
under 5000	7	54	1,100	132	362	623
rural	228	342	818	590	494	856
non-farm	228	342	798	570	494	798
farm	-	-	20	20	-	58

Table 3.- Construction of dwelling units in urban centres of 5000 or more

	1950			1949		
	Jan. 1 to Apr. 30		Under construction Apr. 30	Jan. 1 to Apr. 30		Under construction Apr. 30
	Started	Completed		Started	Completed	
Newfoundland						
Bell Island	8	4	12	..	..	..
Corner Brook	-	-	16	..	..	..
Grand Falls	-	-	-	..	..	..
St. John's	63	62	173	..	..	..
Prince Edward Island						
Charlottetown	-	5	28	1	38	16
Summerside	-	41	134	-	2	8
Nova Scotia						
Amherst	2	7	7	1	37	13
Halifax	166	208	255	144	336	338
New Glasgow	-	8	17	1	40	46
Springhill	-	8	10	1	7	9

Note - Newfoundland included only in 1950.

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1950			1949		
	Jan. 1 to Apr. 30		Under construction Apr. 30	Jan. 1 to Apr. 30		Under construction Apr. 30
	Started	Completed		Started	Completed	
Nova Scotia - Con.						
Stellarton	1	2	4	-	65	9
Sydney	41	132	215	41	159	255
Truro	8	9	14	20	43	54
Yarmouth	10	17	17	11	30	35
New Brunswick						
Campbellton	-	-	-	1	35	-
Edmundston	8	4	8	-	16	-
Fredericton	3	16	32	3	219	15
Moncton	145	182	179	1	80	54
Saint John	29	143	107	39	28	254
Quebec						
Asbestos	14	13	13	4	53	5
Chicoutimi	12	9	87	17	26	14
Drummondville	82	34	78	24	28	52
Granby	22	42	30	16	21	21
Grand'Mere	23	13	32	10	21	31
Hull	133	92	138	30	69	91
Joliette	40	88	34	28	35	84
Jonquiere	2	9	8	16	24	23
Kenogami	10	1	12	7	12	8
Lachute	14	3	16	1	-	7
La Tuque	-	4	22	24	37	27
Magog	36	6	40	10	7	11
Montreal	5,186	5,060	8,482	3,682	4,451	7,971
Quebec	361	673	471	264	445	377
Rimouski	-	29	-	-	31	18
Riviere du Loup	-	33	-	-	7	6
Rouyn	-	-	76	-	-	36
St. Hyacinthe	42	48	49	15	51	16
St. Jean	38	91	64	46	90	65
St. Jerome	29	32	108	28	27	34
St. Joseph d'Alma	5	15	41	12	3	31
St. Joseph de Grantham	12	-	12	4	-	8
Shawinigan Falls	22	8	26	16	39	47
Sherbrooke	79	44	182	92	70	141
Sorel	1	6	2	5	2	23
Thetford Mines	11	19	11	23	10	31
Trois Rivieres	92	134	126	243	152	301
Valleyfield	27	34	38	40	5	42
Victoriaville	10	24	20	18	33	19

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1950			1949		
	Jan. 1 to Apr. 30		Under construction Apr. 30	Jan. 1 to Apr. 30		Under construction Apr. 30
	Started	Completed		Started	Completed	
Ontario						
Barrie	22	62	40	15	47	45
Belleville	37	62	235	6	86	261
Brampton	7	11	29	11	13	26
Brantford	112	217	186	221	146	305
Brockville	16	22	29	41	9	79
Chatham	19	69	75	48	84	144
Cobourg	5	7	22	2	16	81
Collingwood	-	17	9	6	13	32
Cornwall	33	54	40	30	58	45
Dundas	2	5	21	12	16	20
Fort Erie	13	7	17	-	42	10
Fort Frances	-	10	35	-	13	19
Fort William	8	130	50	48	142	115
Galt	28	52	105	11	37	71
Guelph	34	46	87	29	49	159
Hamilton	236	365	855	423	501	1,108
Hawkesbury	5	4	12	3	8	7
Ingersoll	8	3	27	11	8	25
Kenora	-	-	26	-	-	28
Kingston	71	73	85	23	47	121
Kitchener	181	296	370	113	266	555
Leamington	5	7	23	5	15	28
Lindsay	2	9	22	12	19	20
London	343	396	901	303	317	823
Midland	8	13	9	4	9	8
Niagara Falls	27	73	149	53	114	231
North Bay	11	20	28	7	57	32
Orillia	19	27	20	9	28	50
Oshawa	30	53	84	73	108	106
Ottawa	898	417	1,201	177	491	475
Owen Sound	4	8	20	9	48	23
Parry Sound	2	3	6	-	-	-
Pembroke	17	27	27	22	62	62
Peterborough	47	152	159	50	132	225
Port Arthur	3	85	60	40	120	78
Port Colborne	12	7	21	2	7	17
Port Hope	4	15	40	2	6	47
Preston	3	4	8	2	13	13
Renfrew	8	6	11	7	15	52
St. Catharines	46	84	251	74	143	288
St. Thomas	9	12	46	24	78	66
Sarnia	24	39	240	89	158	409
Sault Ste. Marie	17	100	43	35	78	93
Simcoe	7	11	18	10	26	32

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1950			1949		
	Jan. 1 to Apr. 30		Under construction Apr. 30	Jan. 1 to Apr. 30		Under construction Apr. 30
	Started	Completed		Started	Completed	
Ontario - con.						
Smith's Falls	24	14	23	5	12	14
Stratford	8	34	64	9	33	99
Sudbury	36	52	87	43	74	82
Thorold	5	10	20	2	43	52
Timmins	3	6	25	2	10	28
Toronto	1,658	2,155	5,821	1,721	1,815	4,797
Trenton	16	4	37	1	61	12
Welland	14	48	14	6	57	117
Whitby	15	17	15	27	16	32
Windsor	257	325	595	118	548	431
Woodstock	6	38	23	20	40	116
Manitoba						
Brandon	23	18	31	14	67	71
Portage la Prairie	-	34	28	6	3	6
Winnipeg	314	871	1,468	432	931	1,565
Saskatchewan						
Moose Jaw	2	12	45	13	58	90
North Battleford	1	12	7	4	14	49
Prince Albert	21	44	82	5	40	68
Regina	47	197	211	105	86	245
Saskatoon	56	65	230	61	71	137
Swift Current	-	14	16	6	19	89
Weyburn	2	3	6	-	23	30
Yorkton	-	6	11	8	41	71
Alberta						
Calgary	484	421	862	321	724	749
Edmonton	233	760	1,019	370	463	1,064
Lethbridge	93	219	160	47	109	195
Medicine Hat	44	35	86	27	60	140
British Columbia						
Kamloops	11	23	27	26	8	53
Kelowna	32	24	58	44	42	94
Nanaimo	35	57	201	80	76	181
Nelson	12	4	19	2	7	9
Prince George	-	3	10	2	-	2
Prince Rupert	6	8	9	-	-	5
Trail	14	32	27	47	25	270
Vancouver	1,182	1,281	3,486	1,208	1,878	3,960
Vernon	15	10	21	6	26	29
Victoria	221	221	1,033	322	335	853

Table 4. Monthly starts by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 January	1,675	..	53	251	610	179	582
February	1,894	..	12	590	397	140	755
March	3,109	..	40	1,355	796	134	784
April	8,274	..	487	2,800	2,845	591	1,551
May	11,407	..	999	3,019	3,762	2,555	1,072
June	13,409	..	982	3,613	3,740	3,564	1,510
July	9,684	..	731	2,227	3,773	1,825	1,128
August	11,013	..	947	2,270	3,361	3,090	1,345
September	10,651	..	686	3,079	3,673	2,314	899
October	7,437	..	280	2,075	2,759	1,511	812
November	7,795	..	287	2,282	2,974	1,636	616
December	3,846	..	208	1,421	1,286	352	579
1949 January	3,066	..	37	624	1,248	478	679
February	1,745	..	43	535	781	127	259
March	3,585	..	128	1,386	1,255	185	631
April	8,466	..	304	2,416	3,066	1,790	890
May	12,809	..	817	3,525	4,941	2,539	987
June	10,528	..	613	3,042	3,497	2,391	985
July	9,086	..	609	2,705	3,155	1,629	988
August	8,542	..	678	2,003	2,988	1,880	993
September	10,035	..	702	2,065	4,303	1,621	1,344
October	8,964	..	552	2,182	3,883	1,667	680
November	8,434	..	340	2,157	3,455	1,817	665
December	4,249	..	200	1,556	1,451	441	601
1950 January	2,152	103	130	579	1,077	99	164
February	2,694	-	36	1,136	1,133	181	208
March	4,169	58	135	1,857	1,256	319	544
April	7,422	52	386	3,268	1,644	1,225	847

Note - Newfoundland included only in 1950.

Table 5.- Monthly completions by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 January	3,736	..	164	564	1,534	610	864
February	3,778	..	174	798	1,451	676	679
March	4,055	..	158	1,525	1,113	613	646
April	6,729	..	277	1,978	2,708	918	848
May	6,284	..	300	1,267	2,803	1,225	689
June	5,946	..	432	1,556	2,175	966	817
July	6,073	..	313	2,067	2,026	620	1,047
August	6,970	..	495	2,062	2,404	777	1,232
September	6,667	..	421	1,988	1,674	1,536	1,048
October	8,164	..	731	2,068	2,923	1,402	1,040
November	9,701	..	625	2,179	3,124	2,916	857
December	7,994	..	719	2,119	2,456	1,736	964
1949 January	6,643	..	325	1,591	2,449	932	1,346
February	4,807	..	358	1,159	1,881	717	692
March	6,388	..	477	1,866	2,066	1,248	731
April	7,251	..	413	2,174	2,329	1,851	484
May	7,374	..	201	1,990	2,880	1,386	917
June	7,275	..	539	1,988	2,454	1,559	735
July	6,588	..	414	2,007	2,352	1,011	804
August	9,109	..	566	2,154	3,614	1,772	1,003
September	7,563	..	398	1,607	2,571	2,041	946
October	9,059	..	365	2,655	3,034	2,037	968
November	8,700	..	615	2,194	3,224	1,882	785
December	6,776	..	444	1,527	2,586	1,358	861
1950 January	6,480	-	490	1,932	2,112	1,326	620
February	4,815	1	341	1,925	1,546	605	397
March	6,578	81	378	2,652	2,112	901	454
April	5,397	17	329	1,832	1,784	847	588

Note - Newfoundland included only in 1950.

Table 6.- Dwelling units completed during April, 1950 by time under construction for Canada and the provinces.

	Total	Months				Over 1 year
		1-3	4-6	7-9	10-12	
Canada	5,397	261	1,923	2,147	820	246
Newfoundland	17	17	-	-	-	-
Prince Edward Island	17	-	1	1	14	1
Nova Scotia	249	7	107	100	33	2
New Brunswick	63	2	8	21	30	2
Quebec	1,832	91	699	757	236	49
Ontario	1,784	108	566	651	340	119
Manitoba	220	8	23	143	43	3
Saskatchewan	98	17	32	27	17	5
Alberta	529	2	298	167	60	2
British Columbia	588	9	189	280	47	63

Table 7.- Dwelling units completed during April, 1950 by time under construction as a percentage of total completions for Canada and regions.

	Total	Months				Over 1 year
		1-3	4-6	7-9	10-12	
	%	%	%	%	%	%
Canada	100	5	36	40	15	4
Newfoundland	100	100	-	-	-	-
Maritime Provinces	100	3	35	37	23	2
Quebec	100	5	38	41	13	3
Ontario	100	6	32	36	19	7
Prairie Provinces	100	3	42	40	14	1
British Columbia	100	1	32	48	8	11

Table 8.- Completions by month by average time under construction

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 average	6.5	..	6.5	5.5	6.8	6.3	7.5
1949 average	7.0	..	7.9	6.4	7.5	6.0	8.1
1948 January	7.7	..	6.0	6.8	8.7	6.7	8.1
February	6.8	..	7.5	4.5	7.1	7.2	8.2
March	7.1	..	9.5	6.0	7.4	7.6	8.0
April	7.2	..	6.8	6.6	7.2	7.9	8.0
May	7.2	..	6.1	7.1	6.7	8.1	8.1
June	6.8	..	7.6	6.2	7.1	7.5	6.6
July	6.1	..	6.4	4.5	7.4	6.9	7.0
August	6.2	..	5.5	4.6	6.8	6.3	7.7
September	5.4	..	5.4	4.2	7.0	4.9	6.3
October	6.1	..	6.1	5.1	6.6	5.1	7.7
November	6.0	..	6.7	6.1	5.7	5.5	7.8
December	6.4	..	6.7	5.8	6.5	6.1	7.5
1949 January	7.0	..	7.6	7.7	6.4	6.2	7.6
February	7.3	..	8.6	6.6	8.0	6.4	6.6
March	7.9	..	9.9	6.9	8.2	7.4	8.7
April	7.9	..	9.4	7.6	8.0	7.5	8.3
May	8.0	..	8.5	7.0	8.5	7.3	9.7
June	7.4	..	7.9	6.4	8.2	6.6	8.5
July	7.3	..	9.9	6.0	7.8	6.9	8.7
August	6.9	..	6.5	5.8	8.4	5.1	7.6
September	5.9	..	5.9	5.4	6.4	4.8	8.0
October	6.1	..	7.4	5.5	6.5	5.2	8.2
November	6.3	..	7.1	6.5	6.3	5.2	7.3
December	6.5	..	6.2	6.0	7.3	5.3	7.5
1950 January	6.8	-	8.4	5.9	7.2	6.6	7.7
February	7.2	-	7.3	6.2	7.4	8.3	9.6
March	7.0	3.0	7.5	6.4	7.2	7.1	9.6
April	7.6	2.0	7.6	7.3	8.0	7.1	8.6

Note - Newfoundland included only in 1950.

Table 9.- Completions during the first four months of 1950
by type of dwelling, for Canada and the Provinces.

	Total	One-family detached	Two-family detached	Row or terrace	Apartment or flat	Other
Canada	23,270	17,094	2,306	8	3,798	64
Newfoundland	99	99	-	-	-	-
Prince Edward Island	116	107	2	-	7	-
Nova Scotia	839	833	-	-	6	-
New Brunswick	583	415	106	4	58	-
Quebec	8,341	3,338	2,124	2	2,844	33
Ontario	7,554	7,001	54	2	478	19
Manitoba	995	883	4	-	108	-
Saskatchewan	465	465	-	-	-	-
Alberta	2,219	2,083	14	-	118	4
British Columbia	2,059	1,870	2	-	179	8

Table 10.- Rental units completed during the first four months of 1950 under the
management of Central Mortgage and Housing Corporation.

	Total	One-family detached	Two-family detached	Row or terrace	Apartment or flat	Other
Canada	1,564	1,544	12	-	8	-
Newfoundland	40	40	-	-	-	-
Prince Edward Island	25	25	-	-	-	-
Nova Scotia	245	245	-	-	-	-
New Brunswick	134	134	-	-	-	-
Quebec	59	51	8	-	-	-
Ontario	563	559	4	-	-	-
Manitoba	147	147	-	-	-	-
Saskatchewan	89	89	-	-	-	-
Alberta	86	86	-	-	-	-
British Columbia	176	168	-	-	8	-

Appendix 1 : Definitions

- (a) The count of dwellings which are started, completed and under construction includes only new residential construction intended for year-round occupancy. Seasonal dwellings such as summer cottages, ski shacks, etc., are not counted. Dwellings which are occupied, even if unfinished, are regarded as completed for the purposes of this survey.
- (b) Type of dwelling
- (i) 1-family detached: a one-family house open on all four sides, i.e., not joined to other buildings;
 - (ii) 2-family detached: a two-family house which contains only two dwelling units, either one above the other open on all four sides, or two units side by side each open on three sides, sometimes known as a semi-detached house;
 - (iii) row or terrace: a one-family or two-family house in a row of three or more attached houses with common or adjacent walls;
 - (iv) apartment or flat: an apartment or flat is (a) a residential structure containing three or more dwelling units, or (b) a structure used for business purposes which contains one or more dwelling units (e.g., living quarters in an office building or factory, living quarters over a store, etc.); and
 - (v) other: any type of dwelling which does not fall into one of the above classifications.
- (c) For the purpose of this survey, a dwelling unit is defined as a structurally separate set of living quarters having its own entrance from outside of the building, or from a common passage inside. The number of dwelling units in a structure will be the number of households the structure is intended to accommodate.
- (d) For the purpose of this survey, a farm must contain at least one acre and must yield agricultural produce valued at \$50 or more per year.

Appendix 2 : Reliability of the estimates

Since the estimates in this report are partially based on a sample survey, they are subject to sampling variability. This sampling variability is not present in the data on the municipalities of 5,000 and over. When the estimates include an element derived from the sample survey, the sampling error increases as the size of the estimate decreases. Care should be taken, therefore, in interpreting the precision of some of the estimates. The estimate of unfinished dwellings for the whole of Canada should be within 5 per cent of the figure which would have been obtained from a complete count.

The estimates presented in the tables are shown to the last digit instead of being rounded, not because they are assumed to be accurate to the last digit, but rather for convenience in summation and economy in processing the tabulations.

In addition to sampling variation, all the estimates are subject to errors of enumeration. However, these should be very small as the survey for the most part can be carried on without interview with a consequent elimination of all types of respondent error. A complete count by the same enumerators would contain the same enumerative error.

Appendix 3 : Metropolitan areas

Some cities in Canada have reasonably well-defined suburban areas which, for the purposes of the survey of starts and completions of dwelling units, have been included under the name of the principal city. A list of the municipalities included in these metropolitan areas is given in Housing Bulletin No. 12 pp. 17-19.

Appendix 4 : Index of residential rents

Since November, 1947, the Dominion Bureau of Statistics has been collecting data on money rents from a sample of households in conjunction with the quarterly labour force survey. The aggregate rent paid by a group of households in a given month is compared with the aggregate rent paid by the same group for the same living quarters in the next month. With a matched sample such as this, variations due to changes in the sample and to non-response are eliminated, and the index is a reliable measure of the change in rent paid for the same accommodation. Rent reported is the cash rent paid in all cases regardless of minor changes in the services provided.

Index of non-farm residential rents in Canada, by region (October, 1947 = 100)

MONTH	Total	Maritime Provinces	Québec	Ontario	Prairie Provinces	British Columbia
1947 July	99.7	99.4	100.0	99.4	99.5	99.9
October	100.0	100.0	100.0	100.0	100.0	100.0
1948 January	100.2	100.8	100.1	100.4	99.9	100.5
April	100.6	101.1	100.5	100.7	100.0	101.2
July	100.9	101.7	100.8	100.8	100.1	102.1
October	100.9	102.1	100.9	101.1	100.2	100.8
1949 January	101.9	102.8	101.7	102.3	101.5	102.0
February	102.0	102.9	101.7	102.4	101.6	102.1
March	102.1	103.0	101.8	102.5	101.6	102.2
April	102.3	103.1	102.0	102.7	102.1	102.3
May	102.5	103.7	102.4	102.8	102.1	102.4
June	102.9	104.0	102.7	103.2	102.7	102.7
July	103.1	104.0	102.8	103.6	103.1	102.9
August	103.3	104.4	102.9	103.8	103.4	103.1
September	103.7	104.5	103.3	104.5	103.6	103.2
October	104.1	104.7	103.6	105.0	103.9	103.2
November	104.2	104.8	103.6	105.3	104.2	103.2
December	104.5	104.4	103.9	105.7	104.6	103.3
1950 January	104.9	104.6	104.1	106.5	104.9	103.8
February	110.0	106.8	111.7	109.7	109.4	107.1
March	110.6	108.1	111.8	110.7	109.8	108.0

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GOVERNMENT OF CANADA

NEW RESIDENTIAL CONSTRUCTION

JANUARY 1 TO MAY 31, 1950



**DOMINION BUREAU OF STATISTICS
DEPARTMENT OF TRADE AND COMMERCE**

Vol. 3

No. 4

NEW RESIDENTIAL CONSTRUCTION

**CONSTRUCTION OF DWELLING UNITS IN CANADA
FROM JANUARY 1 TO MAY 31, 1950**

**(IN 1948 AND 1949, ISSUED AS
HOUSING BULLETINS NO'S 1 TO 24)**

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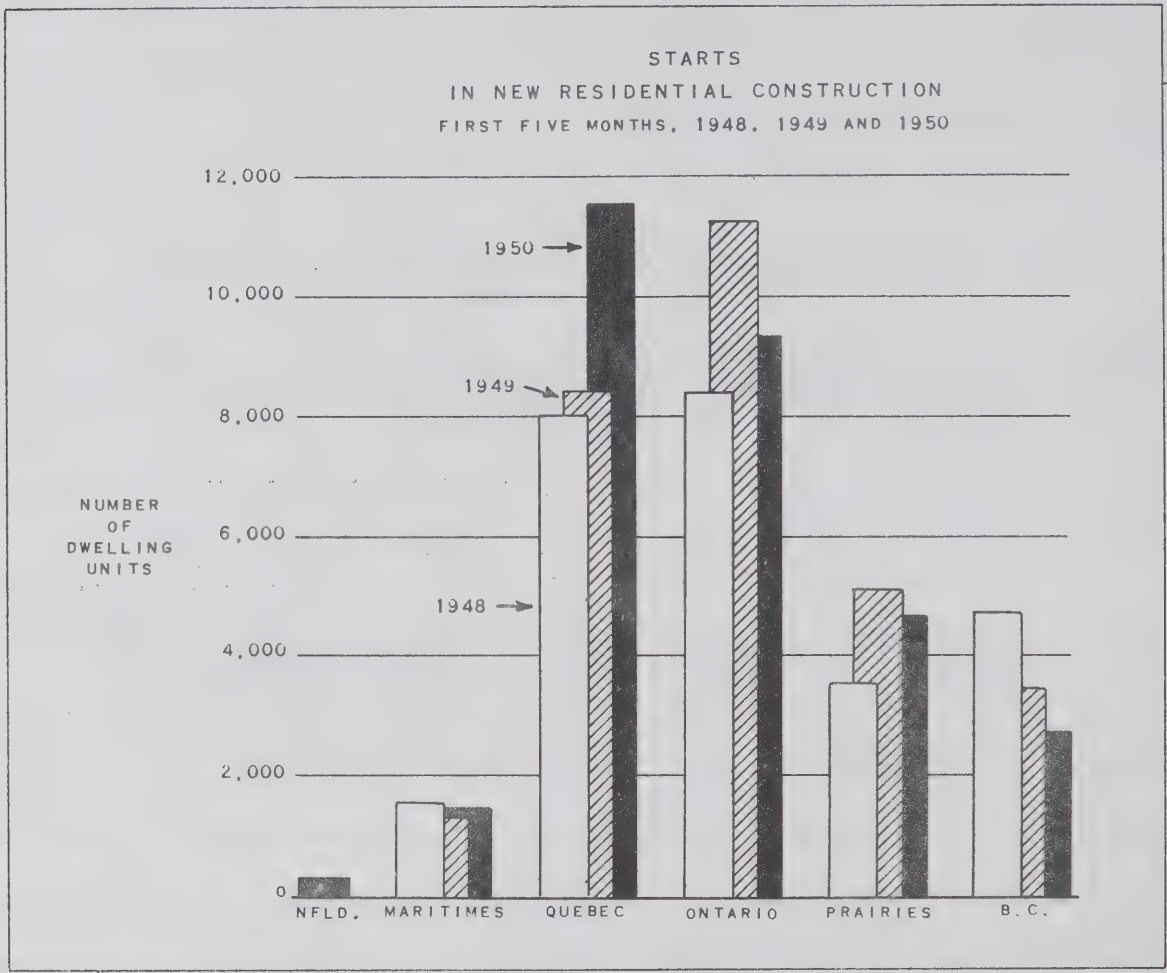
Prepared in the Special Surveys Division,
Dominion Bureau of Statistics, Ottawa

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NEW RESIDENTIAL CONSTRUCTION

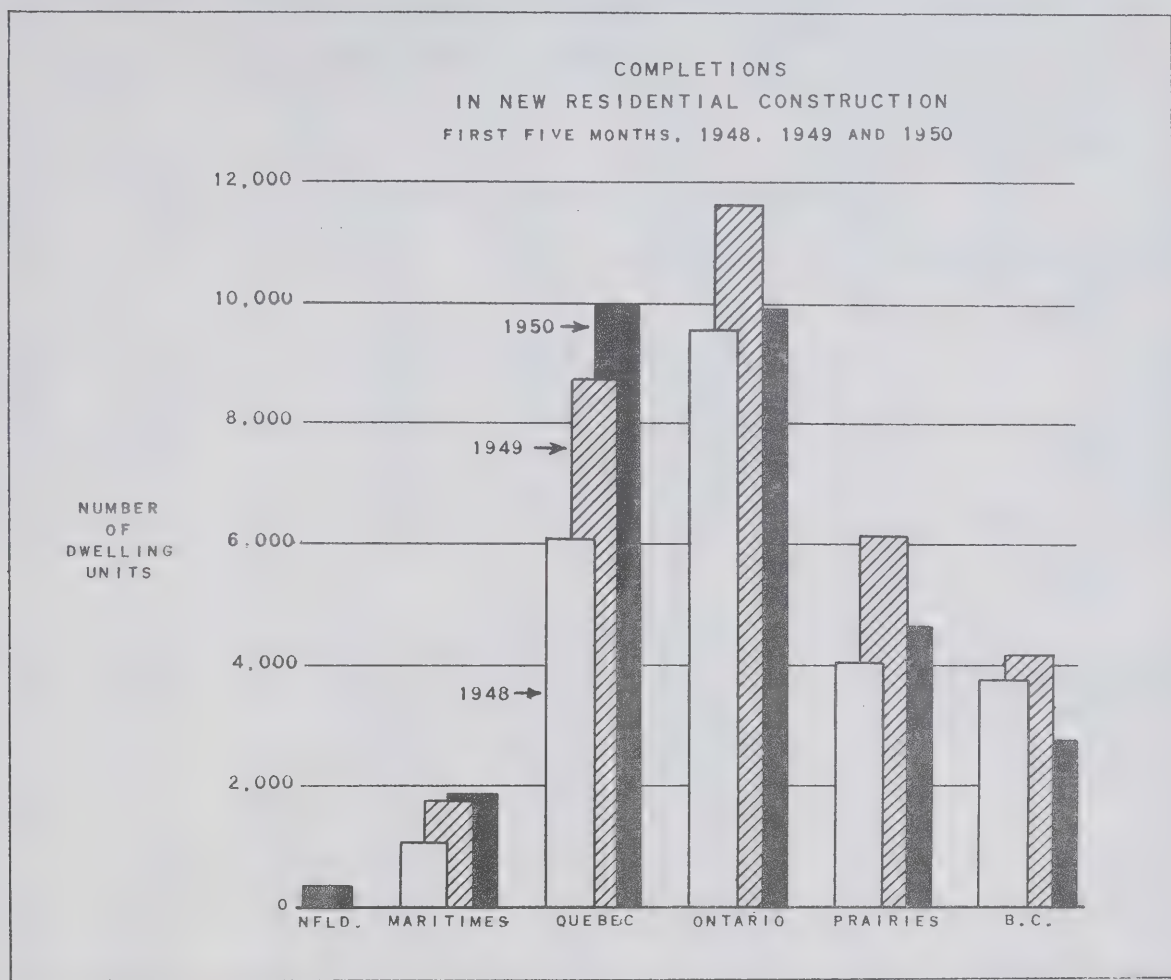
It is estimated that 29,441 new dwelling units were completed in Canada during the first five months of 1950. In the same period, an estimated 30,084 new dwelling units were started and at May 31, 1950, there were an estimated 58,130 units in various stages of construction.



The number of new dwelling units started in the first five months of 1950 was a little higher than for the corresponding period in 1949. However, there were about 3,000 fewer completions from January to May in 1950 than in 1949. Activity this year, as compared with the same period last year, fell off in all provinces except Quebec and New Brunswick both of which showed substantial increases.

Average length of time under construction for dwelling units completed in May, 1950, was estimated to be 8.5 months.

From the types of dwelling units built it is estimated that 28% of the units completed in the first five months of 1950 were intended for rental.



These estimates, as well as other statistics contained in this bulletin are the results of a nation-wide survey carried out each month by the Dominion Bureau of Statistics with the co-operation of the Central Mortgage and Housing Corporation. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

A column headed "Adjustments" appears in Table 1. These adjustments can arise in various ways. For example, after a start on a dwelling has been made, construction may cease, or a structure when completed may contain more or less dwelling units than were reported when construction commenced.

Table 1.- Construction of dwelling units in Canada and the provinces

	Under construction Jan. 1	Jan. 1 to May 31		Adjustments	Under construction May 31
		Started	Completed		
<u>1950</u>					
Canada	59,503	30,084	29,441	- 2,016	58,130
Newfoundland	1,334	290	305	+ 26	1,345
Prince Edward Island	292	34	154	+ 14	186
Nova Scotia	2,326	612	1,042	+ 9	1,905
New Brunswick	1,274	834	680	- 7	1,421
Quebec	14,984	11,588	9,934	- 745	15,893
Ontario	23,585	9,306	9,925	- 1,221	21,745
Manitoba	2,781	954	1,146	- 13	2,576
Saskatchewan	1,452	690	648	- 12	1,482
Alberta	4,309	3,052	2,884	- 2	4,475
British Columbia	7,166	2,724	2,723	- 65	7,102
<u>1949</u>					
Canada	56,456	29,671	32,451	- 143	53,533
Newfoundland	..	..	..	-	..
Prince Edward Island	203	44	112	-	135
Nova Scotia	2,748	761	1,255	-	2,254
New Brunswick	1,069	524	407	- 1	1,185
Quebec	13,848	8,486	8,768	- 9	13,557
Ontario	21,112	11,291	11,605	- 106	20,692
Manitoba	2,632	1,385	1,736	- 21	2,260
Saskatchewan	1,853	775	650	- 1	1,977
Alberta	5,262	2,959	3,748	- 6	4,467
British Columbia	7,729	3,446	4,170	+ 1	7,006
<u>1948</u>					
Canada	42,215	26,359	24,582	+ 580	44,572
Newfoundland	..	..	..	-	..
Prince Edward Island	209	45	78	- 1	175
Nova Scotia	2,161	856	571	+ 23	2,469
New Brunswick	736	690	424	- 12	990
Quebec	9,076	8,015	6,132	+ 5	10,964
Ontario	17,243	8,410	9,609	+ 161	16,205
Manitoba	2,315	1,314	1,482	-	2,147
Saskatchewan	1,469	654	918	+ 79	1,284
Alberta	2,310	1,631	1,642	+ 243	2,542
British Columbia	6,696	4,744	3,726	+ 82	7,796

Note - Newfoundland included only in 1950.

Table 2.- Construction of dwelling units in rural and urban areas by regions.

	1950			1949		
	Jan. 1 to May 31		Under construction May 31	Jan. 1 to May 31		Under construction May 31
	Started	Completed		Started	Completed	
Canada	30,084	29,441	58,130	29,671	32,451	53,533
urban	25,194	25,018	44,560	21,019	26,814	40,100
5000 or more	23,379	22,194	37,648	18,921	23,128	34,929
under 5000	1,815	2,824	6,912	2,098	3,686	5,171
rural	4,890	4,423	13,570	8,652	5,637	13,433
non-farm	4,001	3,699	10,983	6,835	4,506	10,368
farm	889	724	2,587	1,817	1,131	3,065
Newfoundland	290	305	1,345	..	..	..
urban	83	76	203	..	..	..
5000 or more	83	76	203	..	..	..
under 5000	-	-	-	..	..	..
rural	207	229	1,142	..	..	..
non-farm	203	229	982	..	..	..
farm	4	-	160	..	..	..
Maritime Provinces	1,480	1,876	3,512	1,329	1,774	3,574
urban	956	1,458	1,676	513	1,314	1,556
5000 or more	731	1,008	1,129	462	1,288	1,150
under 5000	225	450	547	51	26	406
rural	524	418	1,836	816	460	2,018
non-farm	458	210	1,237	552	324	1,416
farm	66	208	599	264	136	602
Quebec	11,588	9,934	15,893	8,486	8,768	13,557
urban	10,553	9,340	13,510	7,440	7,748	11,631
5000 or more	10,207	8,061	12,539	7,012	7,302	10,331
under 5000	346	1,279	971	428	446	1,300
rural	1,035	594	2,383	1,046	1,020	1,926
non-farm	878	556	1,988	878	880	1,652
farm	157	38	395	168	140	274
Ontario	9,306	9,925	21,745	11,291	11,605	20,692
urban	7,493	7,842	15,693	6,590	8,955	13,918
5000 or more	7,024	7,470	13,332	5,992	7,914	12,644
under 5000	469	372	2,361	598	1,041	1,274
rural	1,813	2,083	6,052	4,701	2,650	6,774
non-farm	1,435	1,818	5,066	4,245	2,263	5,797
farm	378	265	986	456	387	977

Note - Newfoundland included only in 1950.

Table 2.- Construction of dwelling units in rural and urban areas by regions - con.

	1950			1949		
	Jan. 1 to May 31		Under construction May 31	Jan. 1 to May 31		Under construction May 31
	Started	Completed		Started	Completed	
Prairie Provinces	4,696	4,678	8,533	5,119	6,134	8,704
urban	3,689	4,111	7,080	3,810	5,349	6,807
5000 or more	2,950	3,461	5,157	2,925	3,637	5,144
under 5000	739	650	1,923	885	1,712	1,663
rural	1,007	567	1,453	1,309	785	1,897
non-farm	723	354	1,026	400	355	705
farm	284	213	427	909	430	1,192
British Columbia	2,724	2,723	7,102	3,446	4,170	7,006
urban	2,420	2,191	6,398	2,666	3,448	6,188
5000 or more	2,384	2,118	5,288	2,530	2,987	5,660
under 5000	36	73	1,110	136	461	528
rural	304	532	704	780	722	818
non-farm	304	532	684	760	684	798
farm	-	-	20	20	38	20

Table 3.- Construction of dwelling units in urban centres of 5000 or more

	1950			1949		
	Jan. 1 to May 31		Under construction May 31	Jan. 1 to May 31		Under construction May 31
	Started	Completed		Started	Completed	
Newfoundland						
Bell Island	17	4	21	..	..	..
Corner Brook	-	-	16	..	..	..
Grand Falls	3	-	3	..	..	..
St. John's	63	72	163	..	..	..
Prince Edward Island						
Charlottetown	12	16	29	2	40	15
Summerside	8	68	115	-	2	8
Nova Scotia						
Amherst	3	8	7	6	39	16
Halifax	251	285	273	199	404	324
New Glasgow	1	14	12	3	60	28
Springhill	-	8	10	1	7	9

Note - Newfoundland included only in 1950.

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1950			1949		
	Jan. 1 to May 31		Under construction May 31	Jan. 1 to May 31		Under construction May 31
	Started	Completed		Started	Completed	
Nova Scotia - Con.						
Stellarton	3	3	5	1	68	7
Sydney	119	166	259	78	176	275
Truro	16	13	18	25	50	52
Yarmouth	10	17	17	15	35	34
New Brunswick						
Campbellton	4	-	4	1	35	-
Edmundston	15	4	15	21	16	21
Fredericton	11	16	40	3	221	13
Moncton	228	190	254	39	99	73
Saint John	50	200	71	68	36	275
Quebec						
Asbestos	37	17	32	24	58	20
Chicoutimi	12	13	79	55	26	52
Drummondville	113	35	108	62	37	81
Grandby	84	46	88	34	26	34
Grand'Mère	68	18	72	20	24	38
Hull	184	105	176	40	88	82
Joliette	75	108	49	28	47	71
Jonquiere	2	9	8	36	24	43
Kenogami	40	1	42	7	13	7
Lachute	18	4	19	8	-	14
La Tuque	29	20	36	24	37	27
Magog	48	11	47	21	7	22
Montreal	8,311	6,143	10,443	5,469	5,735	8,482
Quebec	448	770	461	394	517	435
Rimouski	-	29	-	13	44	18
Riviere du Loup	-	33	-	5	12	6
Rouyn	-	-	76	-	-	36
St. Hyacinthe	67	51	71	27	53	26
St. Jean	63	101	77	72	96	85
St. Jerome	56	71	96	53	29	57
St. Joseph d'Alma	20	15	56	24	5	41
St. Joseph de Grantham	13	-	13	8	-	12
Shawinigan Falls	55	10	57	34	82	22
Sherbrooke	142	199	90	146	95	170
Sorel	6	6	7	5	14	11
Thetford Mines	36	21	34	33	10	41
Trois Rivières	177	153	192	296	176	330
Valleyfield	80	46	79	40	14	33
Victoriaville	23	26	31	34	33	35

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1950			1949		
	Jan. 1 to May 31		Under construction May 31	Jan. 1 to May 31		Under construction May 31
	Started	Completed		Started	Completed	
Ontario						
Barrie	38	90	38	44	49	72
Belleville	48	70	238	6	101	246
Brampton	28	22	39	11	13	26
Brantford	154	258	187	251	178	303
Brockville	16	22	29	42	9	80
Chatham	47	90	82	73	95	158
Cobourg	8	11	21	10	25	80
Collingwood	8	18	16	12	19	32
Cornwall	57	61	57	30	58	45
Dundas	2	6	20	12	23	13
Fort Erie	18	12	17	10	44	18
Fort Frances	2	34	13	-	13	19
Fort William	43	141	74	127	157	179
Galt	52	88	93	25	41	81
Guelph	62	71	90	52	67	164
Hamilton	307	485	806	620	676	1,130
Hawkesbury	8	10	9	3	8	7
Ingersoll	13	8	26	15	16	21
Kenora	-	-	26	-	-	28
Kingston	106	100	93	36	79	105
Kitchener	291	411	368	167	291	584
Leamington	8	16	17	9	20	27
Lindsay	5	17	17	29	25	31
London	573	577	947	479	450	866
Midland	11	14	11	4	11	6
Niagara Falls	41	93	124	85	139	238
North Bay	21	26	32	28	61	49
Orillia	23	27	24	21	35	55
Oshawa	96	77	126	97	126	112
Ottawa	1,233	608	1,313	252	610	431
Owen Sound	21	16	29	19	51	30
Parry Sound	9	5	11	-	-	-
Pembroke	44	35	46	22	70	54
Peterborough	108	203	169	139	178	268
Port Arthur	47	114	75	94	134	118
Port Colborne	18	9	25	11	11	22
Port Hope	11	19	43	11	9	53
Preston	3	4	8	2	13	13
Renfrew	11	6	14	8	32	36
St. Catharines	76	123	243	87	156	288
St. Thomas	13	18	44	31	85	66
Sarnia	56	53	254	115	235	358
Sault Ste. Marie	121	102	145	160	111	185
Simcoe	15	17	20	16	36	28

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1950			1949		
	Jan. 1 to May 31		Under construction May 31	Jan. 1 to May 31		Under construction May 31
	Started	Completed		Started	Completed	
Ontario - con.						
Smith's Falls	35	23	25	8	16	13
Stratford	16	73	33	26	52	97
Sudbury	156	63	196	135	110	138
Thorold	13	13	25	11	43	61
Timmins	9	6	31	6	10	32
Toronto	2,336	2,578	6,075	2,202	2,301	4,802
Trenton	91	8	108	1	61	12
Welland	27	52	23	24	87	106
Whitby	24	21	20	34	18	37
Windsor	401	399	665	242	613	490
Woodstock	44	47	52	38	43	131
Manitoba						
Brandon	86	31	81	55	91	88
Portage la Prairie	6	35	33	6	3	6
Winnipeg	661	1,001	1,684	919	1,319	1,663
Saskatchewan						
Moose Jaw	19	16	57	26	83	78
North Battleford	9	16	11	8	27	40
Prince Albert	37	81	61	5	59	49
Regina	167	217	311	201	102	325
Saskatoon	165	106	298	128	83	193
Swift Current	2	15	17	31	25	108
Weyburn	5	3	9	9	29	33
Yorkton	22	8	31	27	50	81
Alberta						
Calgary	870	593	1,093	545	912	782
Edmonton	703	1,069	1,180	847	629	1,375
Lethbridge	139	227	198	78	151	184
Medicine Hat	59	43	93	40	74	139
British Columbia						
Kamloops	13	30	22	37	10	62
Kelowna	49	36	59	57	55	94
Nanaimo	54	77	200	117	106	188
Nelson	15	5	21	4	8	10
Prince George	10	4	19	6	-	6
Prince Rupert	6	8	9	-	-	5
Trail	27	32	40	64	35	277
Vancouver	1,897	1,623	3,860	1,828	2,308	4,151
Vernon	16	14	17	9	34	24
Victoria	297	289	1,041	408	431	843

Table 4.- Monthly starts by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 January	1,675	..	53	251	610	179	582
February	1,894	..	12	590	397	140	755
March	3,109	..	40	1,355	796	134	784
April	8,274	..	487	2,800	2,845	591	1,551
May	11,407	..	999	3,019	3,762	2,555	1,072
June	13,409	..	982	3,613	3,740	3,564	1,510
July	9,684	..	731	2,227	3,773	1,825	1,128
August	11,013	..	947	2,270	3,361	3,090	1,345
September	10,651	..	686	3,079	3,673	2,314	899
October	7,437	..	280	2,075	2,759	1,511	812
November	7,795	..	287	2,282	2,974	1,636	616
December	3,846	..	208	1,421	1,286	352	579
1949 January	3,066	..	37	624	1,248	478	679
February	1,745	..	43	535	781	127	259
March	3,585	..	128	1,386	1,255	185	631
April	8,466	..	304	2,416	3,066	1,790	890
May	12,809	..	817	3,525	4,941	2,539	987
June	10,528	..	613	3,042	3,497	2,391	985
July	9,086	..	609	2,705	3,155	1,629	988
August	8,542	..	678	2,003	2,988	1,880	993
September	10,035	..	702	2,065	4,303	1,621	1,344
October	8,964	..	552	2,182	3,883	1,667	680
November	8,434	..	340	2,157	3,455	1,817	665
December	4,249	..	200	1,556	1,451	441	601
1950 January	2,152	103	130	579	1,077	99	164
February	2,694	-	36	1,136	1,133	181	208
March	4,169	58	135	1,857	1,256	319	544
April	7,422	52	386	3,268	1,644	1,225	847
May	13,647	77	793	4,748	4,196	2,872	961

Note - Newfoundland included only in 1950.

Table 5.- Monthly completions by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 January	3,736	..	164	564	1,534	610	864
February	3,778	..	174	798	1,451	676	679
March	4,055	..	158	1,525	1,113	613	646
April	6,729	..	277	1,978	2,708	918	848
May	6,284	..	300	1,267	2,803	1,225	689
June	5,946	..	432	1,556	2,175	966	817
July	6,073	..	313	2,067	2,026	620	1,047
August	6,970	..	495	2,062	2,404	777	1,232
September	6,667	..	421	1,988	1,674	1,536	1,048
October	8,164	..	731	2,068	2,923	1,402	1,040
November	9,701	..	625	2,179	3,124	2,916	857
December	7,994	..	719	2,119	2,456	1,736	964
1949 January	6,643	..	325	1,591	2,449	932	1,346
February	4,807	..	358	1,159	1,881	717	692
March	6,388	..	477	1,866	2,066	1,248	731
April	7,251	..	413	2,174	2,329	1,851	484
May	7,374	..	201	1,990	2,880	1,386	917
June	7,275	..	539	1,988	2,454	1,559	735
July	6,588	..	414	2,007	2,352	1,011	804
August	9,109	..	566	2,154	3,614	1,772	1,003
September	7,563	..	398	1,607	2,571	2,041	946
October	9,059	..	365	2,655	3,034	2,037	968
November	8,700	..	615	2,194	3,224	1,882	785
December	6,776	..	444	1,527	2,586	1,358	861
1950 January	6,480	-	490	1,932	2,112	1,326	620
February	4,815	1	341	1,925	1,546	605	397
March	6,578	81	378	2,652	2,112	901	454
April	5,397	17	329	1,832	1,784	847	588
May	6,171	206	338	1,593	2,371	999	664

Note - Newfoundland included only in 1950

Table 6.- Dwelling units completed during May, 1950 by time under construction for Canada and the provinces

	Total	Months				Over 1 year	Unknown
		1-3	4-6	7-9	10-12		
Canada	6,171	468	1,640	2,405	919	646	93
Newfoundland	206	10	79	-	-	24	93
Prince Edward Island	38	-	-	28	3	7	-
Nova Scotia	203	33	39	103	24	4	-
New Brunswick	97	2	13	37	45	-	-
Quebec	1,593	56	519	738	204	76	-
Ontario	2,371	244	559	846	448	274	-
Manitoba	151	10	10	108	20	3	-
Saskatchewan	183	10	9	122	35	7	-
Alberta	665	83	250	233	93	6	-
British Columbia	664	20	162	190	47	245	-

Table 7.- Dwelling units completed during May, 1950 by time under construction as a percentage of total completions for Canada and regions.

	Total	Months				Over 1 year
		1-3	4-6	7-9	10-12	
	%	%	%	%	%	%
Canada	100	8	27	39	15	11
Newfoundland	100	9	70	-	-	21
Maritime Provinces	100	10	16	50	21	3
Quebec	100	3	33	46	13	5
Ontario	100	10	24	36	19	11
Prairie Provinces	100	10	27	46	15	2
British Columbia	100	3	24	29	7	37

Table 8.- Completions by month by average time under construction

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 average	6.5	..	6.5	5.5	6.8	6.3	7.5
1949 average	7.0	..	7.9	6.4	7.5	6.0	8.1
1948 January	7.7	..	6.0	6.8	8.7	6.7	8.1
February	6.8	..	7.5	4.5	7.1	7.2	8.2
March	7.1	..	9.5	6.0	7.4	7.6	8.0
April	7.2	..	6.8	6.6	7.2	7.9	8.0
May	7.2	..	6.1	7.1	6.7	8.1	8.1
June	6.8	..	7.6	6.2	7.1	7.5	6.6
July	6.1	..	6.4	4.5	7.4	6.9	7.0
August	6.2	..	5.5	4.6	6.8	6.3	7.7
September	5.4	..	5.4	4.2	7.0	4.9	6.3
October	6.1	..	6.1	5.1	6.6	5.1	7.7
November	6.0	..	6.7	6.1	5.7	5.5	7.8
December	6.4	..	6.7	5.8	6.5	6.1	7.5
1949 January	7.0	..	7.6	7.7	6.4	6.2	7.6
February	7.3	..	8.6	6.6	8.0	6.4	6.6
March	7.9	..	9.9	6.9	8.2	7.4	8.7
April	7.9	..	9.4	7.6	8.0	7.5	8.3
May	8.0	..	8.5	7.0	8.5	7.3	9.7
June	7.4	..	7.9	6.4	8.2	6.6	8.5
July	7.3	..	9.9	6.0	7.8	6.9	8.7
August	6.9	..	6.5	5.8	8.4	5.1	7.6
September	5.9	..	5.9	5.4	6.4	4.8	8.0
October	6.1	..	7.4	5.5	6.5	5.2	8.2
November	6.3	..	7.1	6.5	6.3	5.2	7.3
December	6.5	..	6.2	6.0	7.3	5.3	7.5
1950 January	6.8	-	8.4	5.9	7.2	6.6	7.7
February	7.2	-	7.3	6.2	7.4	8.3	9.6
March	7.0	3.0	7.5	6.4	7.2	7.1	9.6
April	7.6	2.0	7.6	7.3	8.0	7.1	8.6
May	8.5	9.4	7.9	7.8	8.6	7.2	12.2

Note - Newfoundland included only in 1950.

Table 9.- Completions during the first five months of 1950
by type of dwelling for Canada and the Provinces.

	Total	One-family detached	Two-family detached	Row or terrace	Apartment or flat	Other
Canada	29,441	21,909	2,682	42	4,738	70
Newfoundland	305	305	-	-	-	-
Prince Edward Island	154	145	2	-	7	-
Nova Scotia	1,042	1,025	-	-	17	-
New Brunswick	680	511	106	4	58	1
Quebec	9,934	3,867	2,472	36	3,526	33
Ontario	9,925	9,147	64	2	693	19
Manitoba	1,146	1,034	4	-	108	-
Saskatchewan	648	648	-	-	-	-
Alberta	2,884	2,704	22	-	150	8
British Columbia	2,723	2,523	12	-	179	9

Table 10.- Rental units completed during the first five months of 1950 under
the management of Central Mortgage and Housing Corporation.

	Total	One-family detached	Two-family detached	Row or terrace	Apartment or flat	Other
Canada	2,200	2,180	12	-	8	-
Newfoundland	50	50	-	-	-	-
Prince Edward Island	50	50	-	-	-	-
Nova Scotia	263	263	-	-	-	-
New Brunswick	209	209	-	-	-	-
Quebec	99	91	8	-	-	-
Ontario	779	775	4	-	-	-
Manitoba	224	224	-	-	-	-
Saskatchewan	132	132	-	-	-	-
Alberta	109	109	-	-	-	-
British Columbia	285	277	-	-	8	-

Appendix 1 : Definitions

(a) The count of dwellings which are started, completed and under construction includes only new residential construction intended for year-round occupancy. Seasonal dwellings such as summer cottages, ski shacks, etc., are not counted. Dwellings which are occupied, even if unfinished, are regarded as completed for the purposes of this survey.

(b) Type of dwelling

(i) 1-family detached: a one-family house open on all four sides, i.e., not joined to other buildings;

(ii) 2-family detached: a two-family house which contains only two dwelling units, either one above the other open on all four sides, or two units side by side each open on three sides, sometimes known as a semi-detached house;

(iii) row or terrace: a one-family or two-family house in a row of three or more attached houses with common or adjacent walls;

(iv) apartment or flat: an apartment or flat is (a) a residential structure containing three or more dwelling units, or (b) a structure used for business purposes which contains one or more dwelling units (e.g., living quarters in an office building or factory, living quarters over a store, etc.); and

(v) other: any type of dwelling which does not fall into one of the above classifications.

(c) For the purpose of this survey, a dwelling unit is defined as a structurally separate set of living quarters having its own entrance from outside of the building, or from a common passage inside. The number of dwelling units in a structure will be the number of households the structure is intended to accommodate.

(d) For the purpose of this survey, a farm must contain at least one acre and must yield agricultural produce valued at \$50 or more per year.

Appendix 2 : Reliability of the estimates

Since the estimates in this report are partially based on a sample survey, they are subject to sampling variability. This sampling variability is not present in the data on the municipalities of 5,000 and over. When the estimates include an element derived from the sample survey, the sampling error increases as the size of the estimate decreases. Care should be taken, therefore, in interpreting the precision of some of the estimates. The estimate of unfinished dwellings for the whole of Canada should be within 5 per cent of the figure which would have been obtained from a complete count.

The estimates presented in the tables are shown to the last digit instead of being rounded, not because they are assumed to be accurate to the last digit, but rather for convenience in summation and economy in processing the tabulations.

In addition to sampling variation, all the estimates are subject to errors of enumeration. However, these should be very small as the survey for the most part can be carried on without interview with a consequent elimination of all types of respondent error. A complete count by the same enumerators would contain the same enumerative error.

Appendix 3 : Metropolitan areas

Some cities in Canada have reasonably well-defined suburban areas which, for the purposes of the survey of starts and completions of dwelling units, have been included under the name of the principal city. A list of the municipalities included in these metropolitan areas is given in Housing Bulletin No. 12 pp. 17-19

Appendix 4 : Index of residential rents

Since November, 1947, the Dominion Bureau of Statistics has been collecting data on money rents from a sample of households in conjunction with the quarterly labour force survey. The aggregate rent paid by a group of households in a given month is compared with the aggregate rent paid by the same group for the same living quarters in the next month. With a matched sample such as this, variations due to changes in the sample and to non-response are eliminated, and the index is a reliable measure of the change in rent paid for the same accommodation. Rent reported is the cash rent paid in all cases regardless of minor changes in the services provided.

Index of non-farm residential rents in Canada, by region (October, 1947 = 100)

MONTH	Total	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1947 July	99.7	99.4	100.0	99.4	99.5	99.9
October	100.0	100.0	100.0	100.0	100.0	100.0
1948 January	100.2	100.8	100.1	100.4	99.9	100.5
April	100.6	101.1	100.5	100.7	100.0	101.2
July	100.9	101.7	100.8	100.8	100.1	102.1
October	100.9	102.1	100.9	101.1	100.2	100.8
1949 January	101.9	102.8	101.7	102.3	101.5	102.0
February	102.0	102.9	101.7	102.4	101.6	102.1
March	102.1	103.0	101.8	102.5	101.6	102.2
April	102.3	103.1	102.0	102.7	102.1	102.3
May	102.5	103.7	102.4	102.8	102.1	102.4
June	102.9	104.0	102.7	103.2	102.7	102.7
July	103.1	104.0	102.8	103.6	103.1	102.9
August	103.3	104.4	102.9	103.8	103.4	103.1
September	103.7	104.5	103.3	104.5	103.6	103.2
October	104.1	104.7	103.6	105.0	103.9	103.2
November	104.2	104.8	103.6	105.3	104.2	103.2
December	104.5	104.4	103.9	105.7	104.6	103.3
1950 January	104.9	104.6	104.1	106.5	104.9	103.8
February	110.0	106.8	111.7	109.7	109.4	107.1
March	110.6	108.1	111.8	110.7	109.8	108.0
April	(1) 111.0	108.2	112.1	111.3	110.4 (1)	108.5
May	(1) 112.2	108.9	114.1	111.9	110.6 (1)	108.9
June	(1) 112.5	108.8	114.5	112.3	111.0 (1)	108.9

(1) Preliminary figures not including Manitoba.

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GOVERNMENT OF CANADA

NEW RESIDENTIAL CONSTRUCTION

JANUARY 1 TO JUNE 30, 1950



UNIVERSITY OF TORONTO

**DOMINION BUREAU OF STATISTICS
DEPARTMENT OF TRADE AND COMMERCE**

Vol. 3

No. 5

NEW RESIDENTIAL CONSTRUCTION

**CONSTRUCTION OF DWELLING UNITS IN CANADA
FROM JANUARY 1 TO JUNE 30, 1950**

**(IN 1948 AND 1949, ISSUED AS
HOUSING BULLETINS NO'S 1 TO 24)**

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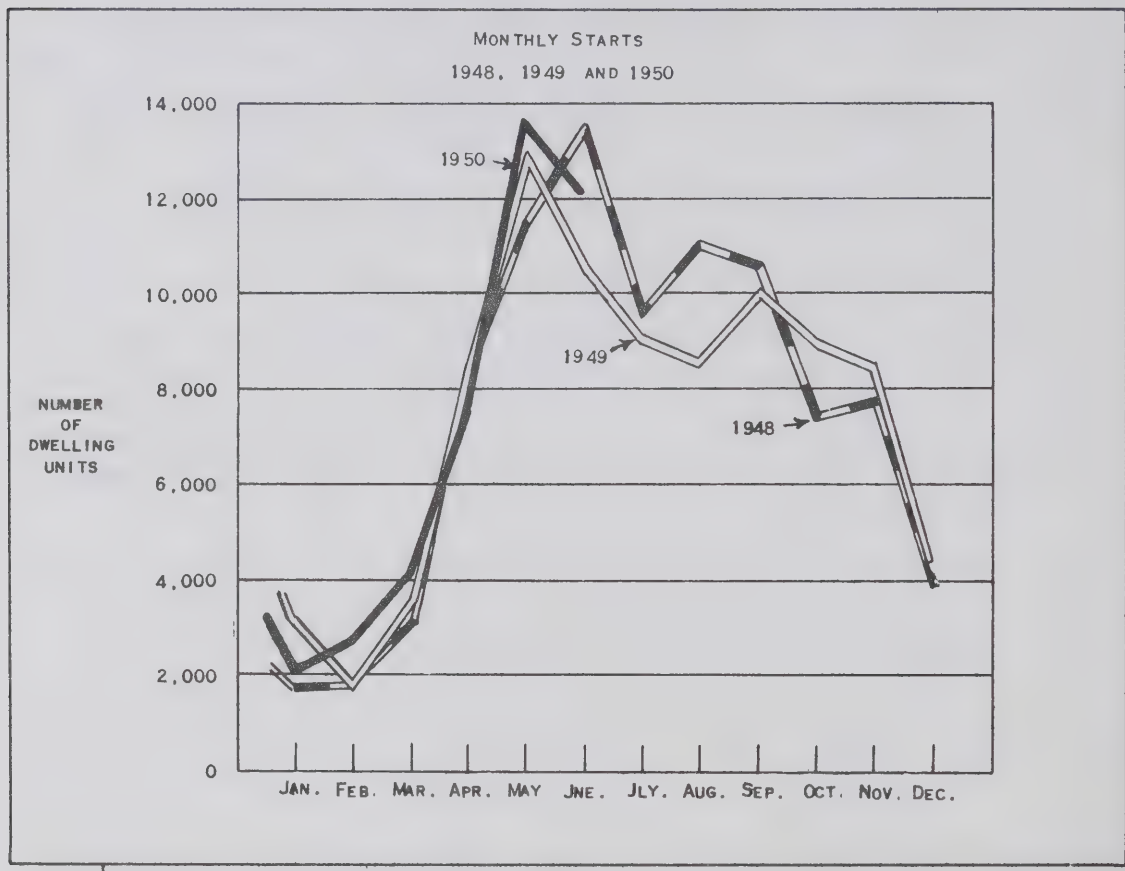
Prepared in the Special Surveys Division,
Dominion Bureau of Statistics, Ottawa

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NEW RESIDENTIAL CONSTRUCTION

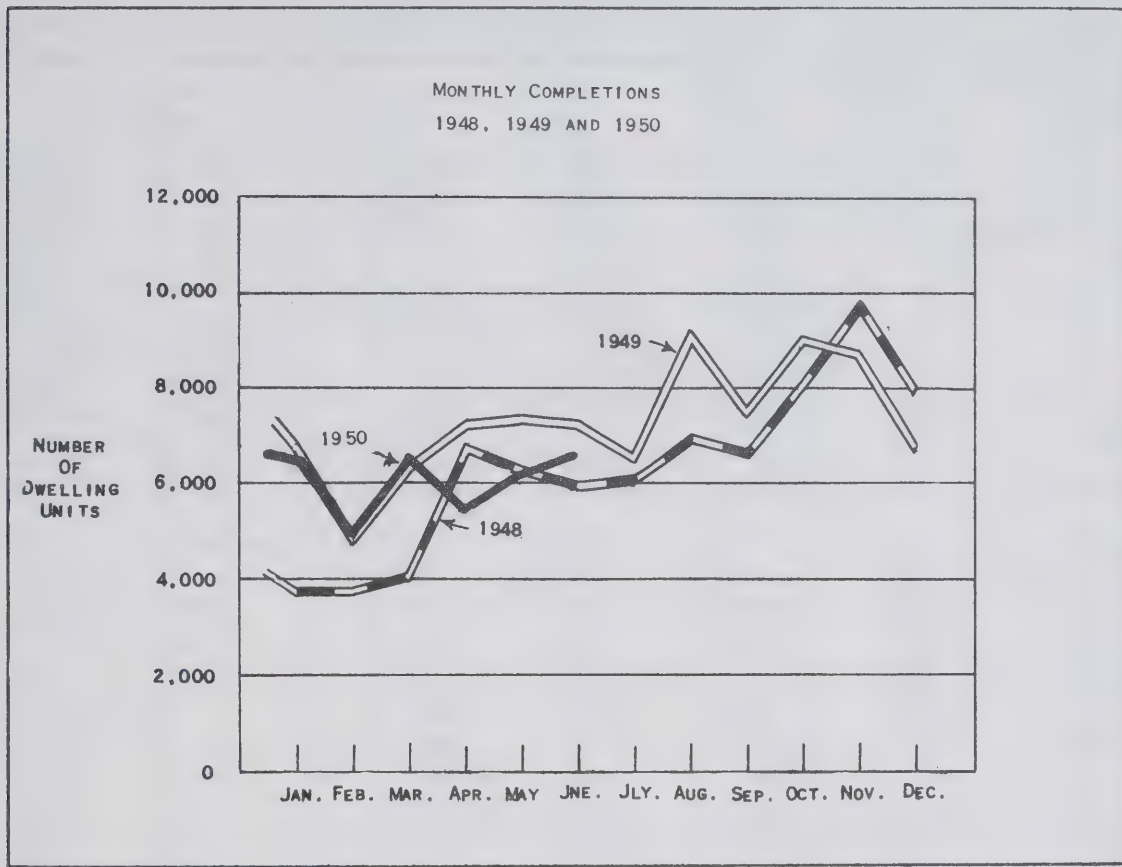
During the first six months of 1950, an estimated 35,968 dwelling units were completed in Canada. Compared with 1949's estimated 39,726 completed dwelling units, the completion rate for the first half of this year is lower. New residential starts were estimated at 42,149 dwelling units at the half-way mark this year, compared with 40,199 new units started in the same period in 1949.



A carryover of 63,634 dwelling units were in various stages of construction at the end of June 1950. This backlog of potential completions is higher than the estimate of 56,787 unfinished dwelling units at the same time last year.

The average length of time required to build a dwelling unit completed in June, in Canada as a whole was 7.9 months. Last year's average for the country was 7.4 months for June completions. In Quebec, a dwelling unit took an estimated 5.9 months to build - less than last year's average of 6.4 months.

During the first six months of this year, slightly more than 28 per cent of the completions were built for rental purposes, compared with an average of a little over 30 per cent for last year.



These estimates, as well as other statistics contained in this bulletin are the results of a nation-wide survey carried out each month by the Dominion Bureau of Statistics with the co-operation of the Central Mortgage and Housing Corporation. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

A column headed "Adjustments" appears in Table 1. These adjustments can arise in various ways. For example, after a start on a dwelling has been made, construction may cease, or a structure when completed may contain more or less dwelling units than were reported when construction commenced.

Table 1.- Construction of dwelling units in Canada and the provinces

	Under construction Jan.1	Jan. 1 to June 30		Adjustments	Under construction June 30
		Started	Completed		
<u>1950</u>					
Canada	59,503	42,149	35,968	- 2,050	63,634
Newfoundland	1,334	389	372	+ 26	1,377
Prince Edward Island	292	208	214	+ 14	300
Nova Scotia	2,326	1,038	1,172	+ 9	2,201
New Brunswick	1,274	1,278	972	- 7	1,573
Quebec	14,984	14,980	12,020	- 751	17,193
Ontario	23,585	13,221	12,249	- 1,237	23,320
Manitoba	2,781	1,528	1,461	- 11	2,837
Saskatchewan	1,452	1,201	768	- 25	1,860
Alberta	4,309	4,491	3,390	- 3	5,407
British Columbia	7,166	3,815	3,350	- 65	7,566
<u>1949</u>					
Canada	56,456	40,199	39,726	- 142	56,787
Newfoundland	..	..	..	..	..
Prince Edward Island	203	67	112	-	158
Nova Scotia	2,748	1,086	1,648	-	2,186
New Brunswick	1,069	789	553	- 1	1,304
Quebec	13,848	11,528	10,756	- 10	14,610
Ontario	21,112	14,788	14,059	- 101	21,740
Manitoba	2,632	2,096	2,194	- 23	2,511
Saskatchewan	1,853	1,337	1,140	- 1	2,049
Alberta	5,262	4,077	4,359	- 5	4,975
British Columbia	7,729	4,431	4,905	- 1	7,254
<u>1948</u>					
Canada	42,215	39,768	30,528	+ 688	52,143
Newfoundland	..	..	..	..	..
Prince Edward Island	209	65	96	- 1	177
Nova Scotia	2,161	1,334	916	+ 23	2,602
New Brunswick	736	1,174	493	- 12	1,405
Quebec	9,076	11,628	7,688	+ 52	13,068
Ontario	17,243	12,150	11,784	+ 152	17,761
Manitoba	2,315	2,357	1,885	-	2,787
Saskatchewan	1,469	1,351	1,152	+ 76	1,744
Alberta	2,310	3,455	1,971	+ 270	4,064
British Columbia	6,696	6,254	4,543	+ 128	8,535

Note - Newfoundland included only in 1950.

Table 2.- Construction of dwelling units in rural and urban areas by regions.

	1950			1949		
	Jan. 1 to June 30		Under construction June 30	Jan. 1 to June 30		Under construction June 30
	Started	Completed		Started	Completed	
Canada	42,149	35,968	63,634	40,199	39,738	56,775
urban	35,016	30,792	48,586	29,626	33,197	42,325
5000 or more	32,094	27,346	41,195	26,300	28,654	36,783
under 5000	2,922	3,446	7,391	3,326	4,543	5,542
rural	7,133	5,176	15,048	10,573	6,541	14,450
non-farm	5,644	4,181	12,144	8,139	5,030	11,148
farm	1,489	995	2,904	2,434	1,511	3,302
Newfoundland	389	372	1,377	..	..	..
urban	104	111	189	..	..	..
5000 or more	104	111	189	..	..	..
under 5000	-	-	-	..	..	..
rural	285	261	1,188	..	..	..
non-farm	279	257	1,030	..	..	..
farm	6	4	158	..	..	..
Maritime Provinces	2,524	2,358	4,074	1,942	2,313	3,648
urban	1,573	1,747	2,004	923	1,615	1,665
5000 or more	1,194	1,225	1,375	826	1,560	1,242
under 5000	379	522	629	97	55	423
rural	951	611	2,070	1,019	698	1,983
non-farm	757	301	1,445	712	539	1,361
farm	194	310	625	307	159	622
Quebec	14,980	12,020	17,193	11,528	10,768	14,598
urban	13,245	11,241	14,295	10,002	9,662	12,278
5000 or more	12,692	9,870	13,209	9,521	9,069	11,072
under 5000	553	1,371	1,086	481	593	1,206
rural	1,735	779	2,898	1,526	1,106	2,320
non-farm	1,418	660	2,424	1,108	918	1,844
farm	317	119	474	418	188	476
Ontario	13,221	12,249	23,320	14,788	14,059	21,740
urban	11,063	9,902	17,187	9,460	11,148	14,600
5000 or more	10,307	9,293	14,782	8,343	9,846	13,068
under 5000	756	609	2,405	1,117	1,302	1,532
rural	2,158	2,347	6,133	5,328	2,911	7,140
non-farm	1,705	1,998	5,156	4,755	2,434	6,136
farm	453	349	977	573	477	1,004

Table 2. - Construction of dwelling units in rural and urban areas by regions - con.

	1950			1949		
	Jan. 1 to June 30		Under construction June 30	Jan. 1 to June 30		Under construction June 30
	Started	Completed		Started	Completed	
Prairie Provinces	7,220	5,619	10,104	7,510	7,693	9,535
urban	5,710	4,973	8,239	5,742	6,665	7,422
5000 or more	4,569	4,225	6,012	4,445	4,533	5,767
under 5000	1,141	748	2,227	1,297	2,132	1,655
rural	1,510	646	1,865	1,768	1,028	2,113
non-farm	991	433	1,215	652	379	933
farm	519	213	650	1,116	649	1,180
British Columbia	3,815	3,350	7,566	4,431	4,905	7,254
urban	3,321	2,818	6,672	3,499	4,107	6,360
5000 or more	3,228	2,622	5,628	3,165	3,646	5,634
under 5000	93	196	1,044	334	461	726
rural	494	532	894	932	798	894
non-farm	494	532	874	912	760	874
farm	-	-	20	20	38	20

Table 3. - Construction of dwelling units in urban centres of 5000 or more

	1950			1949		
	Jan. 1 to June 30		Under construction June 30	Jan. 1 to June 30		Under construction June 30
	Started	Completed		Started	Completed	
Newfoundland						
Bell Island	23	6	25	..	..	..
Corner Brook	-	-	16	..	..	..
Grand Falls	18	-	18	..	..	..
St. John's	63	105	130	..	..	..
Prince Edward Island						
Charlottetown	17	17	33	16	40	29
Summerside	121	113	183	9	2	17
Nova Scotia						
Amherst	5	9	8	6	42	13
Halifax	372	333	346	249	520	258
New Glasgow	5	16	14	3	62	26
Springhill	-	8	10	9	10	14

Note - Newfoundland included only in 1950.

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1950			1949		
	Jan. 1 to June 30		Under construction June 30	Jan. 1 to June 30		Under construction June 30
	Started	Completed		Started	Completed	
Nova Scotia - con.						
Stellarton	5	4	6	1	68	7
Sydney	222	204	324	128	197	304
Truro	23	16	22	29	72	34
Yarmouth	10	17	17	22	38	38
New Brunswick						
Campbellton	7	1	6	8	35	7
Edmundston	22	4	22	21	16	21
Fredericton	34	21	58	32	222	41
Moncton	268	204	280	123	109	147
Saint John	83	258	46	170	127	286
Quebec						
Asbestos	61	20	53	27	58	23
Chicoutimi	12	19	73	66	30	58
Drummondville	135	45	120	65	64	57
Grandby	104	59	95	43	29	40
Grand'Mère	73	24	67	48	26	64
Hull	200	125	172	40	92	78
Joliette	75	113	44	87	71	106
Jonquiere	2	13	4	38	33	36
Kenogami	40	5	38	11	16	8
Lachute	18	4	19	8	6	8
La Tuque	41	22	46	30	38	32
Magog	63	17	56	31	8	31
Montreal	10,244	7,585	10,934	7,446	7,239	8,955
Quebec	526	929	380	530	570	518
Rimouski	-	29	-	13	44	18
Riviere du Loup	-	33	-	5	12	6
Rouyn	-	-	76	-	-	36
St. Hyacinthe	103	72	86	40	53	39
St. Jean	86	115	86	107	107	109
St. Jerome	81	90	102	68	32	69
St. Joseph d'Alma	20	15	56	57	10	69
St. Joseph de Grantham	22	6	16	14	2	16
Shawinigan Falls	66	12	64	45	82	33
Sherbrooke	192	232	107	201	133	187
Sorel	6	6	7	5	14	11
Thetford Mines	56	23	52	35	19	34
Trois Rivières	312	173	307	355	232	333
Valleyfield	107	54	98	61	16	52
Victoriaville	47	30	51	45	33	46

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1950			1949		
	Jan. 1 to June 30		Under construction June 30	Jan. 1 to June 30		Under construction June 30
	Started	Completed		Started	Completed	
Ontario						
Barrie	51	106	41	64	54	87
Belleville	48	140	168	19	186	174
Brampton	28	22	39	11	14	25
Brantford	188	306	173	310	238	302
Brockville	33	33	35	50	13	84
Chatham	74	107	92	90	108	162
Cobourg	10	13	21	11	55	51
Collingwood	10	19	17	14	34	19
Cornwall	82	71	72	43	65	51
Dundas	21	17	28	12	26	10
Fort Erie	23	14	20	16	47	21
Fort Frances	8	40	13	21	31	22
Fort William	70	144	98	171	191	189
Galt	56	127	58	39	47	89
Guelph	75	82	92	78	103	154
Hamilton	716	604	1,096	812	826	1,172
Hawkesbury	13	11	13	5	13	4
Ingersoll	21	9	33	15	18	19
Kenora	-	-	26	-	-	28
Kingston	129	117	99	48	94	102
Kitchener	340	454	374	167	378	497
Leamington	14	24	15	14	26	26
Lindsay	9	17	21	29	27	29
London	692	730	913	636	592	881
Midland	17	18	13	6	12	7
Niagara Falls	55	101	112	139	198	232
North Bay	36	29	44	41	67	57
Orillia	31	30	29	28	70	27
Oshawa	124	85	146	120	126	135
Ottawa	1,502	676	1,514	353	685	457
Owen Sound	27	18	33	30	56	36
Parry Sound	11	5	13	6	-	6
Pembroke	52	43	46	28	100	30
Peterborough	160	203	221	207	220	294
Port Arthur	99	123	118	133	154	137
Port Colborne	28	12	30	16	16	22
Port Hope	14	38	27	11	21	41
Preston	18	10	17	16	19	21
Renfrew	17	9	17	10	61	9
St. Catharines	98	141	247	137	229	269
St. Thomas	18	20	47	34	91	63
Sarnia	71	57	265	168	271	375
Sault Ste. Marie	205	111	220	238	126	248
Simcoe	15	17	20	19	38	29

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1950			1949		
	Jan. 1 to June 30		Under construction June 30	Jan. 1 to June 30		Under construction June 30
	Started	Completed		Started	Completed	
Ontario - con.						
Smith's Falls	45	29	29	8	16	13
Stratford	30	73	47	34	80	77
Sudbury	205	87	221	172	118	168
Thorold	19	18	26	13	66	40
Timmins	15	10	33	6	12	30
Toronto	3,858	3,467	6,712	3,092	2,840	5,153
Trenton	113	11	127	6	61	17
Welland	43	54	37	66	126	109
Whitby	30	22	25	34	18	37
Windsor	590	518	735	451	659	653
Woodstock	50	51	54	46	104	78
Manitoba						
Brandon	108	45	89	72	126	65
Portage la Prairie	9	35	36	25	3	25
Winnipeg	1,030	1,251	1,805	1,459	1,667	1,858
Saskatchewan						
Moose Jaw	22	19	57	26	91	70
North Battleford	16	17	17	14	48	25
Prince Albert	53	81	77	51	89	65
Regina	291	248	404	358	127	457
Saskatoon	223	156	305	177	104	221
Swift Current	6	15	21	31	25	108
Weyburn	8	3	12	9	51	11
Yorkton	30	8	39	43	64	83
Alberta						
Calgary	1,245	765	1,296	770	1,018	901
Edmonton	1,278	1,295	1,528	1,246	828	1,576
Lethbridge	179	239	226	108	177	188
Medicine Hat	71	48	100	56	115	114
British Columbia						
Kamloops	23	34	28	46	18	65
Kelowna	60	42	61	63	71	84
Nanaimo	71	96	198	156	134	199
Nelson	17	5	23	5	9	10
Prince George	17	5	25	6	-	6
Prince Rupert	11	9	13	1	-	6
Trail	39	44	40	69	97	220
Vancouver	2,545	1,972	4,159	2,304	2,771	4,160
Vernon	29	22	22	9	42	16
Victoria	416	393	1,059	506	504	868

Table 4.- Monthly starts by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 January	1,675	..	53	251	610	179	582
February	1,894	..	12	590	397	140	755
March	3,109	..	40	1,355	796	134	784
April	8,274	..	487	2,800	2,845	591	1,551
May	11,407	..	999	3,019	3,762	2,555	1,072
June	13,409	..	982	3,613	3,740	3,564	1,510
July	9,684	..	731	2,227	3,773	1,825	1,128
August	11,013	..	947	2,270	3,361	3,090	1,345
September	10,651	..	686	3,079	3,673	2,314	899
October	7,437	..	280	2,075	2,759	1,511	812
November	7,795	..	287	2,282	2,974	1,636	616
December	3,846	..	208	1,421	1,286	352	579
1949 January	3,066	..	37	624	1,248	478	679
February	1,745	..	43	535	781	127	259
March	3,585	..	128	1,386	1,255	185	631
April	8,466	..	304	2,416	3,066	1,790	890
May	12,809	..	817	3,525	4,941	2,539	987
June	10,528	..	613	3,042	3,497	2,391	985
July	9,086	..	609	2,705	3,155	1,629	988
August	8,542	..	678	2,003	2,988	1,880	993
September	10,035	..	702	2,065	4,303	1,621	1,344
October	8,964	..	552	2,182	3,883	1,667	680
November	8,434	..	340	2,157	3,455	1,817	665
December	4,249	..	200	1,556	1,451	441	601
1950 January	2,152	103	130	579	1,077	99	164
February	2,694	-	36	1,136	1,133	181	208
March	4,169	58	135	1,857	1,256	319	544
April	7,422	52	386	3,268	1,644	1,225	847
May	13,647	77	793	4,748	4,196	2,872	961
June	12,065	99	1,004	3,392	3,915	2,524	1,091

Note - Newfoundland included only in 1950.

Table 5.- Monthly completions by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 January	3,736	..	164	564	1,534	610	864
February	3,778	..	174	798	1,451	676	679
March	4,055	..	158	1,525	1,113	613	646
April	6,729	..	277	1,978	2,708	918	848
May	6,284	..	300	1,267	2,803	1,225	689
June	5,946	..	432	1,556	2,175	966	817
July	6,073	..	313	2,067	2,026	620	1,047
August	6,970	..	495	2,062	2,404	777	1,232
September	6,667	..	421	1,988	1,674	1,536	1,048
October	8,164	..	731	2,068	2,923	1,402	1,040
November	9,701	..	625	2,179	3,124	2,916	857
December	7,994	..	719	2,119	2,456	1,736	964
1949 January	6,643	..	325	1,591	2,449	932	1,346
February	4,807	..	358	1,159	1,881	717	692
March	6,388	..	477	1,866	2,066	1,248	731
April	7,251	..	413	2,174	2,329	1,851	484
May	7,374	..	201	1,990	2,880	1,386	917
June	7,275	..	539	1,988	2,454	1,559	735
July	6,588	..	414	2,007	2,352	1,011	804
August	9,109	..	566	2,154	3,614	1,772	1,003
September	7,563	..	398	1,607	2,571	2,041	946
October	9,059	..	365	2,655	3,034	2,037	968
November	8,700	..	615	2,194	3,224	1,882	785
December	6,776	..	444	1,527	2,586	1,358	861
1950 January	6,480	..	490	1,932	2,112	1,326	620
February	4,815	1	341	1,925	1,546	605	397
March	6,578	81	378	2,652	2,112	901	454
April	5,397	17	329	1,832	1,784	847	588
May	6,171	206	338	1,593	2,371	999	664
June	6,527	67	482	2,086	2,324	941	627

Note - Newfoundland included only in 1950.

Table 6.- Dwelling units completed during June, 1950 by time under construction for Canada and the provinces.

	Total	Months				Over 1 year	Unknown
		1-3	4-6	7-9	10-12		
Canada	6,527	1,084	1,525	2,272	1,004	604	38
Newfoundland	67	5	-	24	-	-	38
Prince Edward Island	60	14	-	3	43	-	-
Nova Scotia	130	14	23	32	19	42	-
New Brunswick	292	98	6	34	97	57	-
Quebec	2,086	403	812	666	184	21	-
Ontario	2,324	273	364	1,043	433	211	-
Manitoba	315	39	6	153	85	32	-
Saskatchewan	120	62	6	31	15	6	-
Alberta	506	96	187	143	44	36	-
British Columbia	627	80	121	143	84	199	-

Table 7.- Dwelling units completed during June, 1950 by time under construction as a percentage of total completions for Canada and regions.

	Total	Months				Over 1 year
		1-3	4-6	7-9	10-12	
	%	%	%	%	%	%
Canada	100	17	24	35	15	9
Newfoundland	100	17	-	83	-	-
Maritime Provinces	100	26	6	14	33	21
Quebec	100	19	39	32	9	1
Ontario	100	12	16	45	18	9
Prairie Provinces	100	21	21	35	15	8
British Columbia	100	13	19	23	13	32

Table 8.- Completions by month by average time under construction

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 average	6.5	..	6.5	5.5	6.8	6.3	7.5
1949 average	7.0	..	7.9	6.4	7.5	6.0	8.1
1948 January	7.7	..	6.0	6.8	8.7	6.7	8.1
February	6.8	..	7.5	4.5	7.1	7.2	8.2
March	7.1	..	9.5	6.0	7.4	7.6	8.0
April	7.2	..	6.8	6.6	7.2	7.9	8.0
May	7.2	..	6.1	7.1	6.7	8.1	8.1
June	6.8	..	7.6	6.2	7.1	7.5	6.6
July	6.1	..	6.4	4.5	7.4	6.9	7.0
August	6.2	..	5.5	4.6	6.8	6.3	7.7
September	5.4	..	5.4	4.2	7.0	4.9	6.3
October	6.1	..	6.1	5.1	6.6	5.1	7.7
November	6.0	..	6.7	6.1	5.7	5.5	7.8
December	6.4	..	6.7	5.8	6.5	6.1	7.5
1949 January	7.0	..	7.6	7.7	6.4	6.2	7.6
February	7.3	..	8.6	6.6	8.0	6.4	6.6
March	7.9	..	9.9	6.9	8.2	7.4	8.7
April	7.9	..	9.4	7.6	8.0	7.5	8.3
May	8.0	..	8.5	7.0	8.5	7.3	9.7
June	7.4	..	7.9	6.4	8.2	6.6	8.5
July	7.3	..	9.9	6.0	7.8	6.9	8.7
August	6.9	..	6.5	5.8	8.4	5.1	7.6
September	5.9	..	5.9	5.4	6.4	4.8	8.0
October	6.1	..	7.4	5.5	6.5	5.2	8.2
November	6.3	..	7.1	6.5	6.3	5.2	7.3
December	6.5	..	6.2	6.0	7.3	5.3	7.5
1950 January	6.8	-	8.4	5.9	7.2	6.6	7.7
February	7.2	-	7.3	6.2	7.4	8.3	9.6
March	7.0	3.0	7.5	6.4	7.2	7.1	9.6
April	7.6	2.0	7.6	7.3	8.0	7.1	8.6
May	8.5	9.4	7.9	7.8	8.6	7.2	12.2
June	7.9	7.7	9.2	5.9	8.5	7.4	11.6

Note - Newfoundland included only in 1950.

Table 9.- Completions during the first six months of 1950
by type of dwelling for Canada and the Provinces.

	Total	One-family detached	Two-family detached	Row or terrace	Apartment or flat	Other
Canada	35,968	26,911	3,246	42	5,682	87
Newfoundland	372	372	-	-	-	-
Prince Edward Island	214	203	4	-	7	-
Nova Scotia	1,172	1,152	-	-	20	-
New Brunswick	972	799	108	4	58	3
Quebec	12,020	4,737	2,998	36	4,211	38
Ontario	12,249	11,338	68	2	822	19
Manitoba	1,461	1,309	18	-	134	-
Saskatchewan	768	768	-	-	-	-
Alberta	3,390	3,140	36	-	196	18
British Columbia	3,350	3,093	14	-	234	9

Table 10.- Rental units completed during the first six months of 1950 under
the management of Central Mortgage and Housing Corporation.

	Total	One-family detached	Two-family detached	Row or terrace	Apartment or flat	Other
Canada	2,824	2,804	12	-	8	-
Newfoundland	50	50	-	-	-	-
Prince Edward Island	93	93	-	-	-	-
Nova Scotia	266	266	-	-	-	-
New Brunswick	274	274	-	-	-	-
Quebec	131	123	8	-	-	-
Ontario	1,071	1,067	4	-	-	-
Manitoba	278	278	-	-	-	-
Saskatchewan	148	148	-	-	-	-
Alberta	122	122	-	-	-	-
British Columbia	391	383	-	-	8	-

Appendix 1 : Definitions

- (a) The count of dwellings which are started, completed and under construction includes only new residential construction intended for year-round occupancy. Seasonal dwellings such as summer cottages, ski shacks, etc., are not counted. Dwellings which are occupied, even if unfinished, are regarded as completed for the purposes of this survey.
- (b) Type of dwelling
- (i) 1-family detached: a one-family house open on all four sides, i.e., not joined to other buildings;
 - (ii) 2-family detached: a two-family house which contains only two dwelling units, either one above the other open on all four sides, or two units side by side each open on three sides, sometimes known as a semi-detached house;
 - (iii) row or terrace: a one-family or two-family house in a row of three or more attached houses with common or adjacent walls;
 - (iv) apartment or flat: an apartment or flat is (a) a residential structure containing three or more dwelling units, or (b) a structure used for business purposes which contains one or more dwelling units (e.g., living quarters in an office building or factory, living quarters over a store, etc.); and
 - (v) other: any type of dwelling which does not fall into one of the above classifications.
- (c) For the purpose of this survey, a dwelling unit is defined as a structurally separate set of living quarters having its own entrance from outside of the building, or from a common passage inside. The number of dwelling units in a structure will be the number of households the structure is intended to accommodate.
- (d) For the purpose of this survey, a farm must contain at least one acre and must yield agricultural produce valued at \$50 or more per year.

Appendix 2 : Reliability of the estimates

Since the estimates in this report are partially based on a sample survey, they are subject to sampling variability. This sampling variability is not present in the data on the municipalities of 5,000 and over. When the estimates include an element derived from the sample survey, the sampling error increases as the size of the estimate decreases. Care should be taken, therefore, in interpreting the precision of some of the estimates. The estimate of unfinished dwellings for the whole of Canada should be within 5 per cent of the figure which would have been obtained from a complete count.

The estimates presented in the tables are shown to the last digit instead of being rounded, not because they are assumed to be accurate to the last digit, but rather for convenience in summation and economy in processing the tabulations.

In addition to sampling variation, all the estimates are subject to errors of enumeration. However, these should be very small as the survey for the most part can be carried on without interview with a consequent elimination of all types of respondent error. A complete count by the same enumerators would contain the same enumerative error.

Appendix 3 : Metropolitan areas

Some cities in Canada have reasonably well-defined suburban areas which, for the purposes of the survey of starts and completions of dwelling units, have been included under the name of the principal city. A list of the municipalities included in these metropolitan areas is given in Housing Bulletin No. 12 pp. 17-19

Appendix 4 : Index of residential rents

Since November, 1947, the Dominion Bureau of Statistics has been collecting data on money rents from a sample of households in conjunction with the quarterly labour force survey. The aggregate rent paid by a group of households in a given month is compared with the aggregate rent paid by the same group for the same living quarters in the next month. With a matched sample such as this, variations due to changes in the sample and to non-response are eliminated, and the index is a reliable measure of the change in rent paid for the same accommodation. Rent reported is the cash rent paid in all cases regardless of minor changes in the services provided.

Index of non-farm residential rents in Canada, by region
(October, 1947 = 100)

MONTH	Total	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1947 July	99.7	99.4	100.0	99.4	99.5	99.9
October	100.0	100.0	100.0	100.0	100.0	100.0
1948 January	100.2	100.8	100.1	100.4	99.9	100.5
April	100.6	101.1	100.5	100.7	100.0	101.2
July	100.9	101.7	100.8	100.8	100.1	102.1
October	100.9	102.1	100.9	101.1	100.2	100.8
1949 January	101.9	102.8	101.7	102.3	101.5	102.0
February	102.0	102.9	101.7	102.4	101.6	102.1
March	102.1	103.0	101.8	102.5	101.6	102.2
April	102.3	103.1	102.0	102.7	102.1	102.3
May	102.5	103.7	102.4	102.8	102.1	102.4
June	102.9	104.0	102.7	103.2	102.7	102.7
July	103.1	104.0	102.8	103.6	103.1	102.9
August	103.3	104.4	102.9	103.8	103.4	103.1
September	103.7	104.5	103.3	104.5	103.6	103.2
October	104.1	104.7	103.6	105.0	103.9	103.2
November	104.2	104.8	103.6	105.3	104.2	103.2
December	104.5	104.4	103.9	105.7	104.6	103.3
1950 January	104.9	104.6	104.1	106.5	104.9	103.8
February	110.0	106.8	111.7	109.7	109.4	107.1
March	110.6	108.1	111.8	110.7	109.8	108.0
April	(1) 111.0	108.2	112.1	111.3	110.4 (1)	108.5
May	(1) 112.2	108.9	114.1	111.9	110.6 (1)	108.9
June	(1) 112.5	108.8	114.5	112.3	111.0 (1)	108.9

(1) Preliminary figures not including Manitoba.

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Government of Canada

NEW RESIDENTIAL CONSTRUCTION

JANUARY 1 TO JULY 31, 1950



UNIVERSITY OF TORONTO
DIV. OF POLITICAL ECONOMY

DOMINION BUREAU OF STATISTICS

Department of Trade and Commerce

Vol. 3

No. 6

NEW RESIDENTIAL CONSTRUCTION

CONSTRUCTION OF DWELLING UNITS IN CANADA
FROM JANUARY 1 TO JULY 31, 1950

(IN 1948 AND 1949, ISSUED AS
HOUSING BULLETINS NO'S 1 TO 24)

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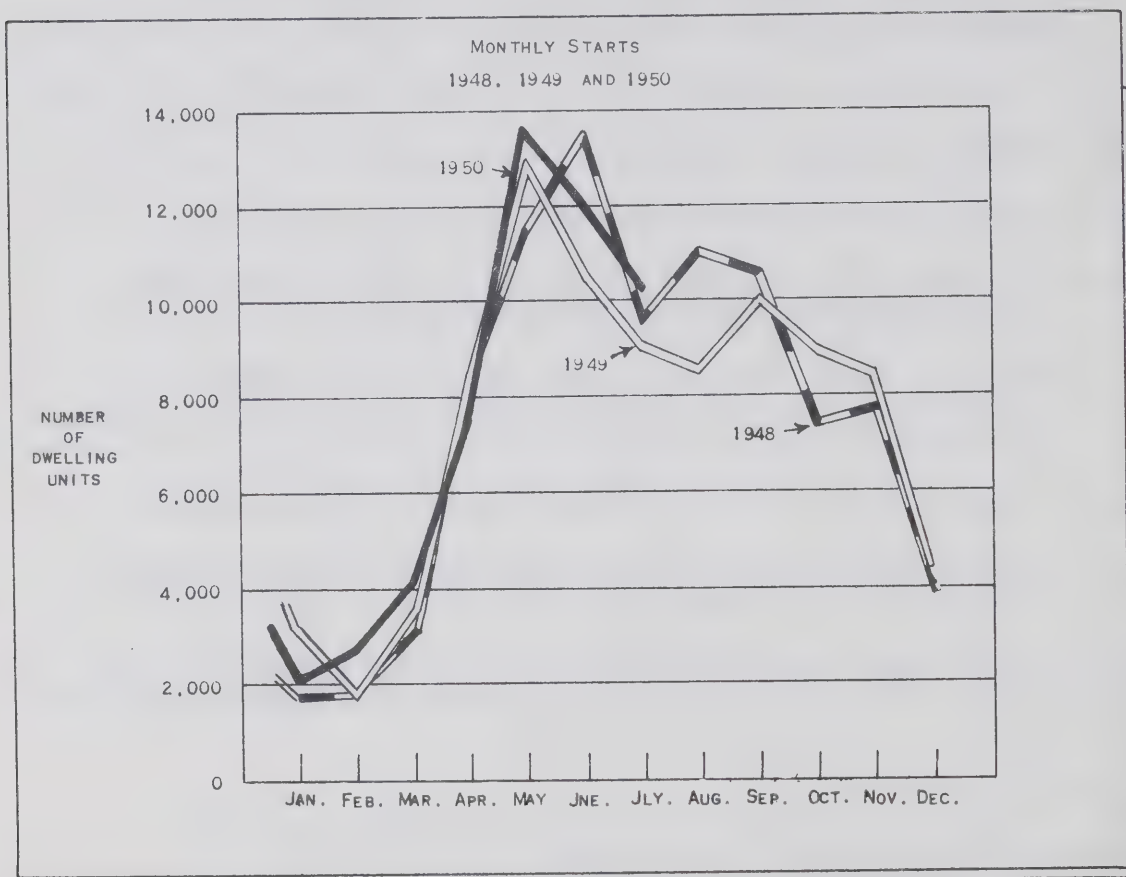
Prepared in the
Special Surveys Division
Dominion Bureau of Statistics, Ottawa

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NEW RESIDENTIAL CONSTRUCTION

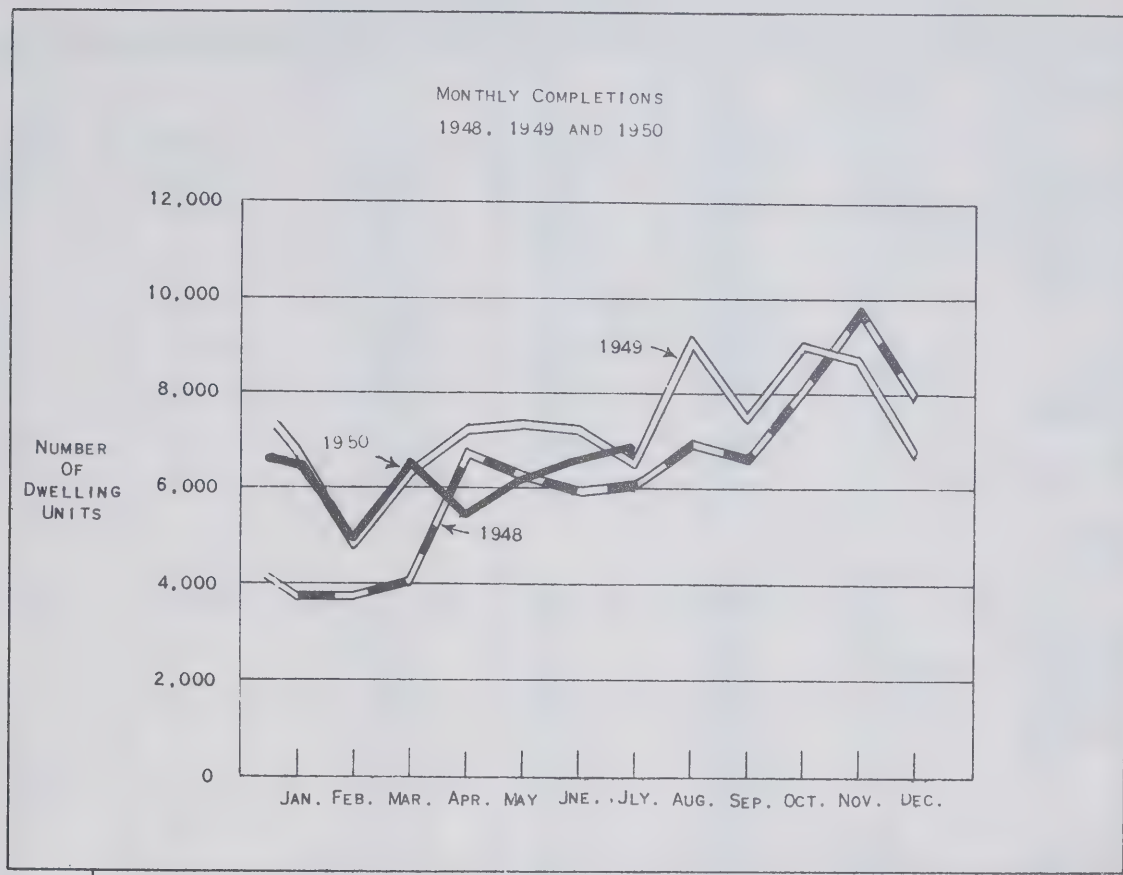
An estimated 42,821 dwelling units were completed during the first seven months of 1950. Last year at the same time an estimated 46,326 dwelling units had been completed. However, at the end of July, 1950, an estimated 67,097 dwelling units were under construction compared with last year's backlog at the end of July of 59,203 unfinished dwelling units.



Starts in new residential construction were estimated at 52,394 dwelling units at the end of July 1950, - the first seven months of 1949 saw an estimated 49,285 new residential units begun.

An average of 7.1 months was required to build a dwelling unit completed during the months of July of this year. This is slightly less than last year's average of 7.3 months at the same time.

Approximately 27.7 per cent of the completions occurring from January 1st to July 31st, 1950 were for rental purposes. This figure compares with last year's rental approximation of 30 per cent.



These estimates, as well as other statistics contained in this bulletin are the results of a nation-wide survey carried out each month by the Dominion Bureau of Statistics with the co-operation of the Central Mortgage and Housing Corporation. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

A column headed "Adjustments" appears in Table 1. These adjustments can arise in various ways. For example, after a start on a dwelling has been made, construction may cease, or a structure when completed may contain more or less dwelling units than were reported when construction commenced.

Table 1.- Construction of dwelling units in Canada and the provinces.

	Under construction Jan. 1	Jan. 1 to July 31		Adjustments	Under construction July 31
		Started	Completed		
<u>1950</u>					
Canada	59,503	52,394	42,821	-1,979	67,097
Newfoundland	1,334	814	461	- 20	1,667
Prince Edward Island	292	267	266	+ 14	307
Nova Scotia	2,326	1,410	1,302	+ 9	2,443
New Brunswick	1,274	1,440	1,149	- 7	1,558
Quebec	14,984	18,091	13,903	- 763	18,409
Ontario	23,585	16,157	14,936	-1,103	23,703
Manitoba	2,781	2,165	1,790	- 11	3,145
Saskatchewan	1,452	1,771	1,005	- 30	2,188
Alberta	4,309	5,425	3,770	- 3	5,961
British Columbia	7,166	4,854	4,239	- 65	7,716
<u>1949</u>					
Canada	56,456	49,285	46,326	- 212	59,203
Newfoundland	..	..	..	..	..
Prince Edward Island	203	119	175	-	147
Nova Scotia	2,748	1,318	1,849	- 1	2,216
New Brunswick	1,069	1,114	703	- 1	1,479
Quebec	13,848	14,233	12,775	- 79	15,227
Ontario	21,112	17,943	16,411	- 101	22,543
Manitoba	2,632	2,565	2,423	- 23	2,751
Saskatchewan	1,853	1,913	1,468	-	2,298
Alberta	5,262	4,661	4,813	- 5	5,105
British Columbia	7,729	5,419	5,709	- 2	7,437
<u>1948</u>					
Canada	42,215	49,452	36,601	+ 620	55,686
Newfoundland	..	..	..	..	..
Prince Edward Island	209	108	110	- 1	206
Nova Scotia	2,161	1,676	1,015	+ 23	2,845
New Brunswick	736	1,520	693	- 13	1,550
Quebec	9,076	13,855	9,755	- 1	13,175
Ontario	17,243	15,923	13,810	+ 149	19,505
Manitoba	2,315	2,939	2,182	- 3	3,069
Saskatchewan	1,469	1,825	1,279	+ 68	2,083
Alberta	2,310	4,224	2,167	+ 270	4,637
British Columbia	6,696	7,382	5,590	+ 128	8,616

Table 2.- Construction of dwelling units in rural and urban areas by regions.

	1950			1949		
	Jan. 1 to July 31		Under construction July 31	Jan. 1 to July 31		Under construction July 31
	Started	Completed		Started	Completed	
Canada	52,394	42,821	67,097	49,285	46,326	59,203
urban	43,308	35,633	51,748	35,818	38,627	43,017
5000 or more	39,277	31,711	43,724	31,559	33,391	37,235
under 5000	4,031	3,922	8,024	4,259	5,236	5,782
rural	9,086	71,88	15,349	13,467	7,699	16,186
non-farm	6,991	5,695	12,337	10,304	5,774	12,569
farm	2,095	1,493	3,012	3,163	1,925	3,617
Newfoundland	814	461	1,667	..	..	..
urban	208	170	188	..	..	..
5000 or more	208	170	188	..	..	..
under 5000	-	-	-	..	..	..
rural	606	291	1,479	..	..	..
non-farm	524	285	1,247	..	..	..
farm	82	6	232	..	..	..
Maritime Provinces	3,117	2,717	4,308	2,551	2,727	3,842
urban	2,027	1,970	2,235	1,216	1,853	1,719
5000 or more	1,543	1,442	1,507	1,037	1,699	1,313
under 5000	484	528	728	179	154	406
rural	1,090	747	2,073	1,335	874	2,123
non-farm	839	386	1,442	897	715	1,370
farm	251	361	631	438	159	753
Quebec	18,091	13,903	18,409	14,233	12,775	15,227
urban	15,968	12,846	15,401	11,887	11,585	12,171
5000 or more	15,271	11,305	14,341	10,998	10,803	10,746
under 5000	697	1,541	1,060	889	782	1,425
rural	2,123	1,057	3,008	2,346	1,190	3,056
non-farm	1,778	814	2,630	1,872	918	2,608
farm	345	243	378	474	272	448
Ontario	16,157	14,936	23,703	17,943	16,411	22,543
urban	13,570	11,407	17,963	11,597	12,861	15,024
5000 or more	12,324	10,602	15,264	10,264	11,446	13,389
under 5000	1,246	805	2,699	1,333	1,415	1,635
rural	2,587	3,529	5,740	6,346	3,550	7,519
non-farm	2,026	2,919	4,916	5,609	2,851	6,573
farm	561	610	824	737	699	946

Table 2.- Construction of dwelling units in rural and urban areas by regions - con.

	1950			1949		
	Jan. 1 to July 31		Under construction July 31	Jan. 1 to July 31		Under construction July 31
	Started	Completed		Started	Completed	
Prairie Provinces	9,361	6,565	11,294	9,139	8,704	10,154
urban	7,213	5,723	8,987	6,897	7,531	7,712
5000 or more	5,821	4,891	6,593	5,403	5,155	6,104
under 5000	1,392	832	2,394	1,494	2,376	1,608
rural	2,148	842	2,307	2,242	1,173	2,442
non-farm	1,292	569	1,380	748	416	992
farm	856	273	927	1,494	757	1,450
British Columbia	4,854	4,239	7,716	5,419	5,709	7,437
urban	4,322	3,517	6,974	4,221	4,797	6,391
5000 or more	4,110	3,301	5,831	3,857	4,288	5,683
under 5000	212	216	1,143	364	509	708
rural	532	722	742	1,198	912	1,046
non-farm	532	722	722	1,178	874	1,026
farm	-	-	20	20	38	20

Table 3.- Construction of dwelling units in urban centres of 5000 or more

	1950			1949		
	Jan. 1 to July 31		Under construction July 31	Jan. 1 to July 31		Under construction July 31
	Started	Completed		Started	Completed	
Newfoundland						
Bell Island	25	14	19	..	..	..
Corner Brook	-	-	16	..	..	..
Grand Falls	29	3	26	..	..	..
St. John's	154	153	127	..	..	..
Prince Edward Island						
Charlottetown	39	19	53	26	47	32
Summerside	130	163	142	9	2	17
Nova Scotia						
Amherst	14	11	15	10	45	14
Halifax	453	377	383	311	565	275
New Glasgow	8	16	17	9	62	32
Springhill	-	9	9	9	10	14

Note - Newfoundland included only in 1950.

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1950			1949		
	Jan. 1 to July 31		Under construction July 31	Jan. 1 to July 31		Under construction July 31
	Started	Completed		Started	Completed	
Nova Scotia - con.						
Stellarton	8	5	8	4	68	10
Sydney	285	235	356	153	214	312
Truro	28	19	24	32	83	26
Yarmouth	54	25	53	26	38	41
New Brunswick						
Campbellton	9	4	5	8	35	7
Edmundston	34	15	23	22	19	19
Fredericton	41	31	55	35	224	42
Moncton	341	242	315	175	122	186
Saint John	99	271	49	208	165	286
Quebec						
Asbestos	68	26	54	28	61	21
Chicoutimi	76	36	120	66	49	39
Drummondville	164	62	132	88	76	65
Grandby	149	75	124	68	32	61
Grand'Mere	86	27	77	56	32	66
Hull	215	140	172	67	106	91
Joliette	110	118	72	87	85	92
Jonquière	58	14	59	47	45	33
Kenogami	61	12	52	11	16	8
Lachute	69	13	60	10	6	10
La Tuque	54	26	55	34	38	36
Magog	84	22	72	50	14	44
Montreal	11,973	8,700	11,540	8,451	8,710	8,426
Quebec	620	1,026	377	731	639	650
Rimouski	100	29	100	13	49	13
Riviere du Loup	17	33	17	5	14	4
Rouyn	-	8	68	-	-	36
St. Hyacinthe	112	81	86	54	57	48
St. Jean	102	125	92	127	119	117
St. Jerome	88	99	100	68	43	58
St. Joseph d'Alma	65	22	93	57	10	69
St. Joseph de Grantham	22	10	12	19	10	13
Shawinigan Falls	91	25	76	52	82	40
Sherbrooke	246	242	151	231	151	199
Sorel	12	6	13	5	14	11
Thetford Mines	62	28	53	36	24	30
Trois Rivières	388	207	349	396	265	340
Valleyfield	122	59	108	87	23	71
Victoriaville	57	34	57	54	33	55

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1950			1949		
	Jan. 1 to July 31		Under construction July 31	Jan. 1 to July 31		Under construction July 31
	Started	Completed		Started	Completed	
Ontario						
Barrie	70	112	54	79	62	94
Belleville	66	182	144	33	190	184
Brampton	28	22	39	11	14	25
Brantford	252	367	176	326	259	297
Brockville	40	40	35	54	37	64
Chatham	95	131	89	101	120	161
Cobourg	10	13	21	11	79	27
Collingwood	11	26	11	15	35	19
Cornwall	99	79	81	55	65	63
Dundas	21	17	28	12	35	1
Fort Erie	24	14	21	17	49	20
Fort Frances	13	45	13	21	31	22
Fort William	87	146	113	241	217	233
Galt	83	140	72	61	69	89
Guelph	75	82	92	91	143	127
Hamilton	1,041	718	1,307	911	1,009	1,088
Hawkesbury	15	13	13	5	13	4
Ingersoll	25	12	34	25	19	28
Kenora	-	-	26	-	-	28
Kingston	140	150	77	73	125	96
Kitchener	429	503	414	325	465	568
Leamington	21	24	22	16	26	28
Lindsay	16	20	25	34	27	34
London	801	878	874	737	703	871
Midland	18	21	11	6	14	5
Niagara Falls	55	101	107	172	222	241
North Bay	45	33	49	41	76	48
Orillia	43	35	36	30	73	26
Oshawa	165	94	178	131	137	135
Ottawa	1,656	846	1,498	433	724	498
Owen Sound	31	18	37	36	60	38
Parry Sound	15	8	14	7	-	7
Pembroke	83	47	73	53	106	49
Peterborough	205	249	212	217	268	256
Port Arthur	102	125	119	169	190	137
Port Colborne	30	12	32	21	23	20
Port Hope	14	38	27	11	40	22
Preston	28	10	27	21	21	24
Renfrew	29	13	25	12	62	10
St. Catharines	124	163	140	149	263	247
St. Thomas	19	35	33	38	98	60
Sarnia	80	59	170	188	357	309
Sault Ste. Marie	297	112	311	303	138	301
Simcoe	15	17	20	26	51	23

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1950			1949		
	Jan. 1 to July 31		Under construction July 31	Jan. 1 to July 31		Under construction July 31
	Started	Completed		Started	Completed	
Ontario - con.						
Smith's Falls	49	33	29	13	19	15
Stratford	34	73	51	51	100	74
Sudbury	224	87	240	191	140	165
Thorold	22	24	23	18	89	22
Timmins	15	10	33	6	12	30
Toronto	4,436	3,799	6,958	3,870	3,301	5,470
Trenton	205	36	194	14	61	25
Welland	49	54	43	81	140	110
Whitby	35	23	29	36	20	37
Windsor	671	638	696	609	710	760
Woodstock	68	55	68	57	139	54
Manitoba						
Brandon	133	54	105	84	143	60
Portage la Prairie	17	37	42	25	3	25
Winnipeg	1,457	1,541	1,942	1,841	1,831	2,076
Saskatchewan						
Moose Jaw	36	26	64	40	98	77
North Battleford	24	19	23	15	59	15
Prince Albert	65	91	79	54	100	57
Regina	363	260	464	461	193	494
Saskatoon	273	200	306	221	131	239
Swift Current	8	16	22	52	45	109
Weyburn	8	5	10	12	52	13
Yorkton	42	11	48	58	72	90
Alberta						
Calgary	1,384	892	1,308	892	1,125	916
Edmonton	1,721	1,417	1,849	1,437	955	1,640
Lethbridge	206	261	231	146	208	195
Medicine Hat	84	61	100	65	140	98
British Columbia						
Kamloops	29	37	31	54	20	71
Kelowna	74	54	63	76	85	82
Nanaimo	87	113	197	183	155	205
Nelson	22	10	23	5	10	9
Prince George	17	8	22	7	1	6
Prince Rupert	11	9	13	2	-	7
Trail	47	48	44	88	130	206
Vancouver	3,307	2,483	4,410	2,821	3,261	4,187
Vernon	31	24	22	11	49	11
Victoria	485	515	1,006	610	577	899

Table 4.- Monthly starts by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 January	1,675	..	53	251	610	179	582
February	1,894	..	12	590	397	140	755
March	3,109	..	40	1,355	796	134	784
April	8,274	..	487	2,800	2,845	591	1,551
May	11,407	..	999	3,019	3,762	2,555	1,072
June	13,409	..	982	3,613	3,740	3,564	1,510
July	9,684	..	731	2,227	3,773	1,825	1,128
August	11,013	..	947	2,270	3,361	3,090	1,345
September	10,651	..	686	3,079	3,673	2,314	899
October	7,437	..	280	2,075	2,759	1,511	812
November	7,795	..	287	2,282	2,974	1,636	616
December	3,846	..	208	1,421	1,286	352	579
1949 January	3,066	..	37	624	1,248	478	679
February	1,745	..	43	535	781	127	259
March	3,585	..	128	1,386	1,255	185	631
April	8,466	..	304	2,416	3,066	1,790	890
May	12,809	..	817	3,525	4,941	2,539	987
June	10,528	..	613	3,042	3,497	2,391	985
July	9,086	..	609	2,705	3,155	1,629	988
August	8,542	..	678	2,003	2,988	1,880	993
September	10,035	..	702	2,065	4,303	1,621	1,344
October	8,964	..	552	2,182	3,883	1,667	680
November	8,434	..	340	2,157	3,455	1,817	665
December	4,249	..	200	1,556	1,451	441	601
1950 January	2,152	103	130	579	1,077	99	164
February	2,694	-	36	1,136	1,133	181	208
March	4,169	58	135	1,857	1,256	319	544
April	7,422	52	386	3,268	1,644	1,225	847
May	13,647	77	793	4,748	4,196	2,872	961
June	12,065	99	1,004	3,392	3,915	2,524	1,091
July	10,245	425	593	3,111	2,936	2,141	1,039

Note - Newfoundland included only in 1950.

Table 5.- Monthly completions by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 January	3,736	..	164	564	1,534	610	864
February	3,778	..	174	798	1,451	676	679
March	4,055	..	158	1,525	1,113	613	646
April	6,729	..	277	1,978	2,708	918	848
May	6,284	..	300	1,267	2,803	1,225	689
June	5,946	..	432	1,556	2,175	966	817
July	6,073	..	313	2,067	2,026	620	1,047
August	6,970	..	495	2,062	2,404	777	1,232
September	6,667	..	421	1,988	1,674	1,536	1,048
October	8,164	..	731	2,068	2,923	1,402	1,040
November	9,701	..	625	2,179	3,124	2,916	857
December	7,994	..	719	2,119	2,456	1,736	964
1949 January	6,643	..	325	1,591	2,449	932	1,346
February	4,807	..	358	1,159	1,881	717	692
March	6,388	..	477	1,866	2,066	1,248	731
April	7,251	..	413	2,174	2,329	1,851	484
May	7,374	..	201	1,990	2,880	1,386	917
June	7,275	..	539	1,988	2,454	1,559	735
July	6,588	..	414	2,007	2,352	1,011	804
August	9,109	..	566	2,154	3,614	1,772	1,003
September	7,563	..	398	1,607	2,571	2,041	946
October	9,059	..	365	2,655	3,034	2,037	968
November	8,700	..	615	2,194	3,224	1,882	785
December	6,776	..	444	1,527	2,586	1,358	861
1950 January	6,480	-	490	1,932	2,112	1,326	620
February	4,815	1	341	1,925	1,546	605	397
March	6,578	81	378	2,652	2,112	901	454
April	5,397	17	329	1,832	1,784	847	588
May	6,171	206	338	1,593	2,371	999	664
June	6,527	67	482	2,086	2,324	941	627
July	6,853	89	359	1,883	2,687	946	889

Note - Newfoundland included only in 1950.

Table 6.- Dwelling units completed during July, 1950 by time under construction for Canada and the provinces.

	Total	Months				Over 1 year	Unknown
		1-3	4-6	7-9	10-12		
Canada	6,853	2,198	1,184	1,439	1,193	839	-
Newfoundland	89	47	3	26	13	-	-
Prince Edward Island	52	-	-	-	52	-	-
Nova Scotia	130	26	17	61	19	7	-
New Brunswick	177	92	18	4	7	56	-
Quebec	1,883	705	475	463	198	42	-
Ontario	2,687	882	238	405	636	526	-
Manitoba	329	55	9	121	107	37	-
Saskatchewan	237	136	1	16	48	36	-
Alberta	380	107	141	67	52	13	-
British Columbia	889	148	282	276	61	122	-

Table 7.- Dwelling units completed during July, 1950 by time under construction as a percentage of total completions for Canada and regions.

	Total	Months				Over 1 year
		1-3	4-6	7-9	10-12	
	%	%	%	%	%	%
Canada	100	32	17	21	18	12
Newfoundland	100	53	3	29	15	-
Maritime Provinces	100	33	10	18	22	17
Quebec	100	37	25	25	11	2
Ontario	100	33	9	15	24	19
Prairie Provinces	100	31	16	22	22	9
British Columbia	100	16	32	31	7	14

Table 8.- Completions by month by average time under construction

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 average	6.5	..	6.5	5.5	6.8	6.3	7.5
1949 average	7.0	..	7.9	6.4	7.5	6.0	8.1
1948 January	7.7	..	6.0	6.8	8.7	6.7	8.1
February	6.8	..	7.5	4.5	7.1	7.2	8.2
March	7.1	..	9.5	6.0	7.4	7.6	8.0
April	7.2	..	6.8	6.6	7.2	7.9	8.0
May	7.2	..	6.1	7.1	6.7	8.1	8.1
June	6.8	..	7.6	6.2	7.1	7.5	6.6
July	6.1	..	6.4	4.5	7.4	6.9	7.0
August	6.2	..	5.5	4.6	6.8	6.3	7.7
September	5.4	..	5.4	4.2	7.0	4.9	6.3
October	6.1	..	6.1	5.1	6.6	5.1	7.7
November	6.0	..	6.7	6.1	5.7	5.5	7.8
December	6.4	..	6.7	5.8	6.5	6.1	7.5
1949 January	7.0	..	7.6	7.7	6.4	6.2	7.6
February	7.3	..	8.6	6.6	8.0	6.4	6.6
March	7.9	..	9.9	6.9	8.2	7.4	8.7
April	7.9	..	9.4	7.6	8.0	7.5	8.3
May	8.0	..	8.5	7.0	8.5	7.3	9.7
June	7.4	..	7.9	6.4	8.2	6.6	8.5
July	7.3	..	9.9	6.0	7.8	6.9	8.7
August	6.9	..	6.5	5.8	8.4	5.1	7.6
September	5.9	..	5.9	5.4	6.4	4.8	8.0
October	6.1	..	7.4	5.5	6.5	5.2	8.2
November	6.3	..	7.1	6.5	6.3	5.2	7.3
December	6.5	..	6.2	6.0	7.3	5.3	7.5
1950 January	6.8	-	8.4	5.9	7.2	6.6	7.7
February	7.2	-	7.3	6.2	7.4	8.3	9.6
March	7.0	3.0	7.5	6.4	7.2	7.1	9.6
April	7.6	2.0	7.6	7.3	8.0	7.1	8.6
May	8.5	9.4	7.9	7.8	8.6	7.2	12.2
June	7.9	7.7	9.2	5.9	8.5	7.4	11.6
July	7.1	5.3	7.6	5.4	7.9	6.9	8.1

Note - Newfoundland included only in 1950.

Table 9.- Completions during the first seven months of 1950
by type of dwelling for Canada and the Provinces.

	Total	One-family detached	Two-family detached	Row or terrace	Apartment or flat	Other
Canada	42,821	32,447	3,738	42	6,506	88
Newfoundland	461	461	-	-	-	-
Prince Edward Island	266	255	4	-	7	-
Nova Scotia	1,302	1,276	6	-	20	-
New Brunswick	1,149	974	110	4	58	3
Quebec	13,903	5,770	3,360	36	4,698	39
Ontario	14,936	13,768	74	2	1,073	19
Manitoba	1,790	1,625	26	-	139	-
Saskatchewan	1,005	1,005	-	-	-	-
Alberta	3,770	3,487	42	-	223	18
British Columbia	4,239	3,826	116	-	288	9

Table 10.- Rental units completed during the first seven months of 1950 under
the management of Central Mortgage and Housing Corporation.

	Total	One-family detached	Two-family detached	Row or terrace	Apartment or flat	Other
Canada	3,366	3,346	12	-	8	-
Newfoundland	50	50	-	-	-	-
Prince Edward Island	143	143	-	-	-	-
Nova Scotia	272	272	-	-	-	-
New Brunswick	274	274	-	-	-	-
Quebec	195	187	8	-	-	-
Ontario	1,266	1,262	4	-	-	-
Manitoba	384	384	-	-	-	-
Saskatchewan	162	162	-	-	-	-
Alberta	154	154	-	-	-	-
British Columbia	466	458	-	-	8	-

Appendix 1 : Definitions

(a) The count of dwellings which are started, completed and under construction includes only new residential construction intended for year-round occupancy. Seasonal dwellings such as summer cottages, ski shacks, etc., are not counted. Dwellings which are occupied, even if unfinished, are regarded as completed for the purposes of this survey.

(b) Types of dwelling

- (i) 1-family detached: a one-family house open on all four sides, i.e., not joined to other buildings;
- (ii) 2-family detached: a two-family house which contains only two dwelling units, either one above the other open on all four sides, or two units side by side each open on three sides, sometimes known as a semi-detached house;
- (iii) row or terrace: a one-family or two-family house in a row or three or more attached houses with common or adjacent walls;
- (iv) apartment or flat: an apartment or flat is (a) a residential structure containing three or more dwelling units, or (b) a structure used for business purposes which contains one or more dwelling units (e.g., living quarters in an office building or factory, living quarters over a store, etc.); and
- (v) other: any type of dwelling which does not fall into one of the above classifications.

(c) For the purpose of this survey, a dwelling unit is defined as a structurally separate set of living quarters having its own entrance from outside of the building, or from a common passage inside. The number of dwelling units in a structure will be the number of households the structure is intended to accommodate.

(d) For the purpose of this survey, a farm must contain at least one acre and must yield agricultural produce valued at \$50 or more per year.

Appendix 2 : Reliability of the estimates

Since the estimates in this report are partially based on a sample survey, they are subject to sampling variability. This sampling variability is not present in the data on the municipalities of 5,000 and over. When the estimates include an element derived from the sample survey, the sampling error increases as the size of the estimate decreases. Care should be taken, therefore, in interpreting the precision of some of the estimates. The estimate of unfinished dwellings for the whole of Canada should be within 5 per cent of the figure which would have been obtained from a complete count.

The estimates presented in the tables are shown to the last digit instead of being rounded, not because they are assumed to be accurate to the last digit, but rather for convenience in summation and economy in processing the tabulations.

In addition to sampling variation, all the estimates are subject to errors of enumeration. However, these should be very small as the survey for the most part can be carried on without interview with a consequent elimination of all types of respondent error. A complete count by the same enumerators would contain the same enumerative error.

Appendix 3 : Metropolitan areas

Some cities in Canada have reasonably well defined suburban areas which, for the purposes of the survey of starts and completions of dwelling units, have been included under the name of the principal city. A list of the municipalities included in these metropolitan areas is given in Housing Bulletin No. 12 pp. 17-19.

Appendix 4 : Index of residential rents

Since November, 1947, the Dominion Bureau of Statistics has been collecting data on money rents from a sample of households in conjunction with the quarterly labour force survey. The aggregate rent paid by a group of households in a given month is compared with the aggregate rent paid by the same group for the same living quarters in the next month. With a matched sample such as this, variations due to changes in the sample and to non-response are eliminated, and the index is a reliable measure of the change in rent paid for the same accommodation. Rent reported is the cash rent paid in all cases regardless of minor changes in the services provided.

Index of non-farm residential rents in Canada, by region (October, 1947 = 100)

MONTH	Total	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1947 July	99.7	99.4	100.0	99.4	99.5	99.9
October	100.0	100.0	100.0	100.0	100.0	100.0
1948 January	100.2	100.8	100.1	100.4	99.9	100.5
April	100.6	101.1	100.5	100.7	100.0	101.2
July	100.9	101.7	100.8	100.8	100.1	102.1
October	100.9	102.1	100.9	101.1	100.2	100.8
1949 January	101.9	102.8	101.7	102.3	101.5	102.0
February	102.0	102.9	101.7	102.4	101.6	102.1
March	102.1	103.0	101.8	102.5	101.6	102.2
April	102.3	103.1	102.0	102.7	102.1	102.3
May	102.5	103.7	102.4	102.8	102.1	102.4
June	102.9	104.0	102.7	103.2	102.7	102.7
July	103.1	104.0	102.8	103.6	103.1	102.9
August	103.3	104.4	102.9	103.8	103.4	103.1
September	103.7	104.5	103.3	104.5	103.6	103.2
October	104.1	104.7	103.6	105.0	103.9	103.2
November	104.2	104.8	103.6	105.3	104.2	103.2
December	104.5	104.4	103.9	105.7	104.6	103.3
1950 January	104.9	104.6	104.1	106.5	104.9	103.8
February	110.0	106.8	111.7	109.7	109.4	107.1
March	110.6	108.1	111.8	110.7	109.8	108.0
April	111.0	108.2	112.1	111.3	110.4(1)	108.5
May	112.1(1)	108.9	114.1	111.9	110.6(1)	108.9
June	112.4(1)	108.8	114.5	112.3	110.9(1)	108.9
July	112.8	108.8	114.7	112.9	111.0	109.2
August	113.0	108.6	114.8	113.2	111.2	109.5

(1) Revised.

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BAROMETRICS FILE 'C'

GOVERNMENT OF CANADA

NEW RESIDENTIAL CONSTRUCTION

JANUARY 1 TO AUGUST 31, 1950



UNIVERSITY OF TORONTO

DOMINION BUREAU OF STATISTICS
Department of Trade and Commerce

Vol. 3

No. 7

NEW RESIDENTIAL CONSTRUCTION

CONSTRUCTION OF DWELLING UNITS IN CANADA
FROM JANUARY 1 TO AUGUST 31, 1950

(IN 1948 AND 1949, ISSUED AS
HOUSING BULLETINS NO'S 1 TO 24)

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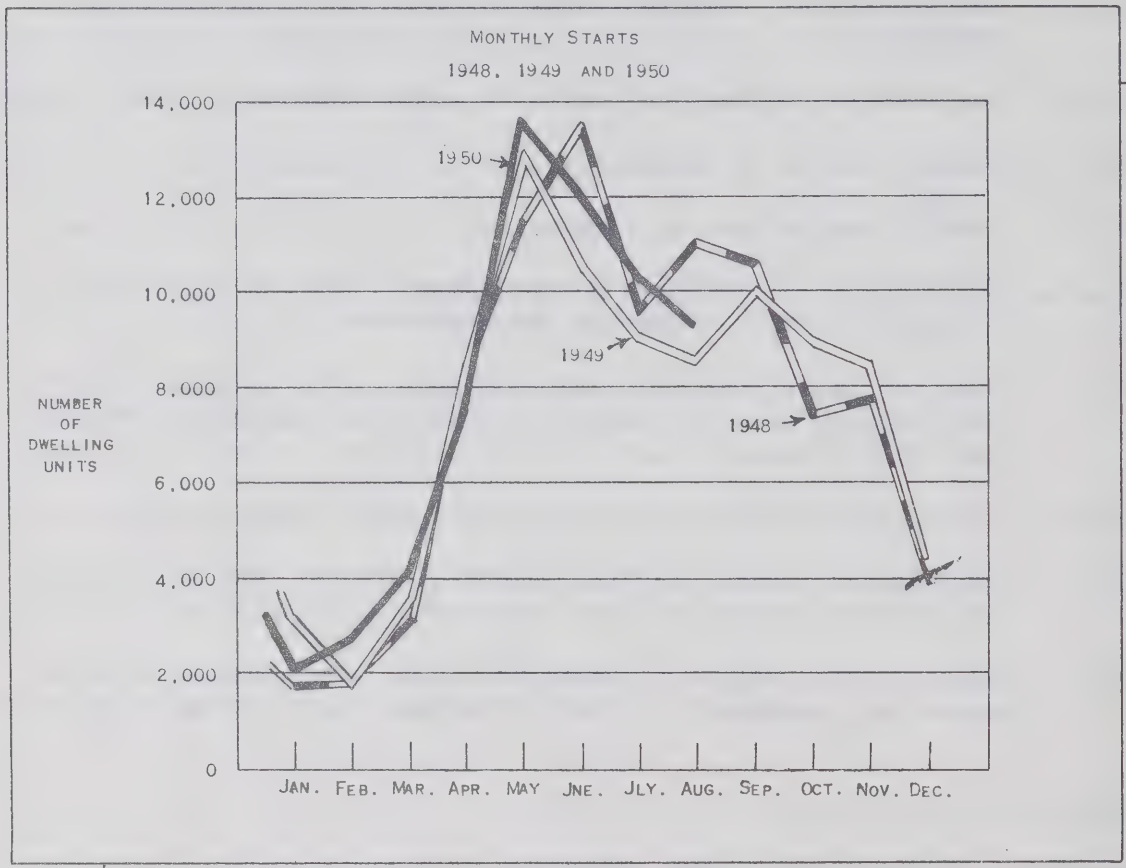
Prepared in the
Special Surveys Division
Dominion Bureau of Statistics, Ottawa

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NEW RESIDENTIAL CONSTRUCTION

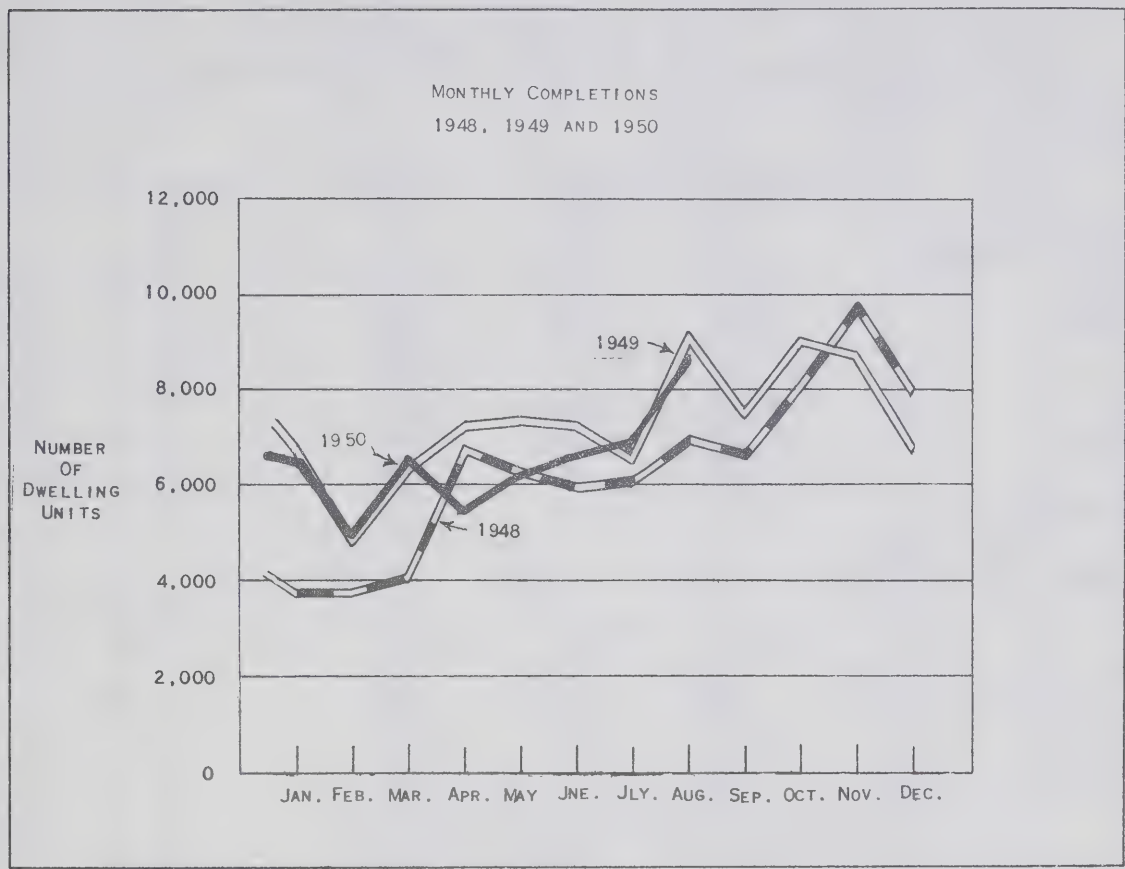
At the end of August, 1950, approximately 67,616 dwelling units were in various stages of construction compared with an estimated 58,677 at the same date last year. The number of dwelling units started during the first eight months of 1950 was still higher than the number started during the same period in 1949. At the end of this August, an estimated 61,700 new units had been started compared with 1949's estimate of 57,827 during the equivalent period.



Completions for the first eight months of this year estimated at 51,538 units were still lagging behind 1949's completion rate. In comparison, at the end of last August, 55,435 dwelling units had been completed.

To build a unit completed during August required an average of 6.6 months. Last August's completed unit had been started an average of 6.9 months prior to the date of its completion. The Maritime Provinces showed the only significant change in average time under construction. A new residential unit completed there, this month took an average of 4.3 months to build a record low for the region.

There is little or no change between the number of dwelling units built for rental purposes this year and last year at this time. The percentage remains at approximately 28 per cent.



These estimates as well as other statistics contained in this bulletin are the results of a nation-wide survey carried out each month by the Dominion Bureau of Statistics with the co-operation of the Central Mortgage and Housing Corporation. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

A column headed "Adjustments" appears in Table 1. These adjustments can arise in various ways. For example, after a start on a dwelling has been made, construction may cease, or a structure when completed may contain more or less dwelling units than were reported when construction commenced.

Table 1.- Construction of dwelling units in Canada and the provinces.

	Under construction Jan. 1	Jan. 1 to Aug. 31		Adjustments	Under construction Aug. 31
		Started	Completed		
<u>1950</u>					
Canada	59,503	61,700	51,538	- 2,049	67,616
Newfoundland	1,334	1,097	714	- 20	1,697
Prince Edward Island	292	287	275	+ 14	318
Nova Scotia	2,326	1,749	1,606	+ 9	2,478
New Brunswick	1,274	1,771	1,571	- 7	1,467
Quebec	14,984	20,444	16,548	- 792	18,088
Ontario	23,585	19,590	18,006	- 1,127	24,042
Manitoba	2,781	2,852	2,360	- 11	3,262
Saskatchewan	1,452	2,354	1,191	- 32	2,583
Alberta	4,309	6,146	4,269	- 15	6,171
British Columbia	7,166	5,410	4,998	- 68	7,510
<u>1949</u>					
Canada	56,456	57,827	55,435	- 171	58,677
Newfoundland	..	..	..	..	..
Prince Edward Island	203	143	206	-	140
Nova Scotia	2,748	1,634	2,052	- 1	2,329
New Brunswick	1,069	1,452	1,035	- 1	1,485
Quebec	13,848	16,236	14,929	- 79	15,076
Ontario	21,112	20,931	20,025	- 65	21,953
Manitoba	2,632	3,220	2,909	- 20	2,923
Saskatchewan	1,853	2,249	1,952	-	2,150
Alberta	5,262	5,550	5,615	- 5	5,192
British Columbia	7,729	6,412	6,712	-	7,429
<u>1948</u>					
Canada	42,215	60,465	43,571	+ 623	59,732
Newfoundland	..	..	..	..	..
Prince Edward Island	209	201	138	- 1	271
Nova Scotia	2,161	2,354	1,293	+ 22	3,244
New Brunswick	736	1,696	882	- 13	1,537
Quebec	9,076	16,125	11,817	- 16	13,368
Ontario	17,243	19,284	16,214	+ 167	20,480
Manitoba	2,315	3,894	2,483	- 4	3,722
Saskatchewan	1,469	2,341	1,453	+ 64	2,421
Alberta	2,310	5,843	2,469	+ 270	5,954
British Columbia	6,696	8,727	6,822	+ 134	8,735

Table 2.- Construction of dwelling units in rural and urban areas by regions

	1950			1949		
	Jan. 1 to Aug. 31		Under construction Aug. 31	Jan. 1 to Aug. 31		Under construction Aug. 31
	Started	Completed		Started	Completed	
Canada	61,700	51,538	67,616	57,827	55,435	58,677
urban	50,533	42,184	52,352	41,857	44,407	43,317
5000 or more	45,504	37,598	43,994	37,041	38,391	37,760
under 5000	5,029	4,586	8,358	4,816	6,016	5,557
rural	11,167	9,354	15,264	15,970	11,028	15,360
non-farm	8,328	7,675	11,694	11,848	8,206	11,681
farm	2,839	1,679	3,570	4,122	2,822	3,679
Newfoundland	1,097	714	1,697	..	..	..
urban	230	177	203	..	..	..
5000 or more	230	177	203	..	..	..
under 5000	-	-	-	..	..	..
rural	867	537	1,494	..	..	..
non-farm	785	529	1,264	..	..	..
farm	82	8	230	..	..	..
Maritime Provinces	3,807	3,452	4,263	3,229	3,293	3,954
urban	2,362	2,224	2,316	1,476	2,079	1,753
5000 or more	1,758	1,650	1,514	1,274	1,880	1,369
under 5000	604	574	802	202	199	384
rural	1,445	1,228	1,947	1,753	1,214	2,201
non-farm	1,105	867	1,227	1,226	892	1,522
farm	340	361	720	527	322	679
Quebec	20,444	16,548	18,088	16,236	14,929	15,076
urban	18,248	15,209	15,289	13,678	13,161	12,386
5000 or more	17,498	13,478	14,366	12,789	12,201	11,139
under 5000	750	1,731	923	889	960	1,247
rural	2,196	1,339	2,799	2,558	1,768	2,690
non-farm	1,831	1,096	2,401	2,084	1,476	2,262
farm	365	243	398	474	292	428
Ontario	19,590	18,006	24,042	20,931	20,025	21,953
urban	16,250	13,778	18,248	13,480	14,969	14,835
5000 or more	14,673	12,702	15,489	11,982	13,296	13,295
under 5000	1,577	1,076	2,759	1,498	1,673	1,540
rural	3,340	4,228	5,794	7,451	5,056	7,118
non-farm	2,611	3,576	4,844	6,208	4,144	5,879
farm	729	652	950	1,243	912	1,239

Table 2.- Construction of dwelling units in rural and urban areas by regions - con.

	1950			1949		
	Jan. 1 to Aug. 31		Under construction Aug. 31	Jan. 1 to Aug. 31		Under construction Aug. 31
	Started	Completed		Started	Completed	
Prairie Provinces	11,352	7,820	12,016	11,019	10,476	10,265
urban	8,603	6,634	9,452	8,199	8,664	7,884
5000 or more	6,729	5,673	6,705	6,511	6,001	6,369
under 5000	1,874	961	2,747	1,688	2,663	1,515
rural	2,749	1,186	2,564	2,820	1,812	2,381
non-farm	1,426	771	1,312	962	554	1,068
farm	1,323	415	1,252	1,858	1,258	1,313
British Columbia	5,410	4,998	7,510	6,412	6,712	7,429
urban	4,840	4,162	6,844	5,024	5,534	6,459
5000 or more	4,616	3,918	5,717	4,485	5,013	5,588
under 5000	224	244	1,127	539	521	871
rural	570	836	666	1,388	1,178	970
non-farm	570	836	646	1,368	1,140	950
farm	-	-	20	20	38	20

Table 3.- Construction of dwelling units in urban centres of 5000 or more

	1950			1949		
	Jan. 1 to Aug. 31		Under construction Aug. 31	Jan. 1 to Aug. 31		Under construction Aug. 31
	Started	Completed		Started	Completed	
Newfoundland						
Bell Island	32	19	21	..	..	..
Corner Brook	-	-	16	..	..	..
Grand Falls	37	3	34	..	..	..
St. John's	161	155	132	..	..	..
Prince Edward Island						
Charlottetown	42	19	56	29	47	35
Summerside	133	172	136	30	19	21
Nova Scotia						
Amherst	19	12	19	20	47	22
Halifax	526	447	386	347	608	268
New Glasgow	10	16	19	15	65	35
Springhill	20	17	21	21	15	21

Note - Newfoundland included only in 1950.

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1950			1949		
	Jan. 1 to Aug. 31		Under construction Aug. 31	Jan. 1 to Aug. 31		Under construction Aug. 31
	Started	Completed		Started	Completed	
Nova Scotia - con.						
Stellarton	8	6	7	7	74	7
Sydney	321	272	355	177	232	318
Truro	34	22	27	35	89	23
Yarmouth	56	26	54	30	45	38
New Brunswick						
Campbellton	9	4	5	8	35	7
Edmundston	38	26	16	22	19	19
Fredericton	45	32	58	42	228	45
Moncton	389	297	308	236	142	227
Saint John	108	282	47	255	215	283
Quebec						
Asbestos	73	39	46	30	71	13
Chicoutimi	81	73	88	83	51	54
Drummondville	191	105	116	112	103	62
Grandby	181	93	138	76	48	53
Grand'Mere	90	57	51	66	52	56
Hull	231	154	174	79	117	92
Joliette	126	128	78	91	98	83
Jonquiere	71	21	65	64	56	39
Kenogami	70	37	36	13	16	10
Lachute	69	26	27	10	11	5
La Tuque	62	36	55	34	43	31
Magog	94	43	60	61	19	50
Montreal	13,656	10,321	11,594	9,640	9,727	8,598
Quebec	687	1,061	409	952	714	796
Rimouski	136	29	136	13	49	13
Riviere du Loup	17	33	17	5	14	4
Rouyn	-	32	44	-	-	36
St. Hyacinthe	116	91	80	89	73	67
St. Jean	132	132	115	158	133	134
St. Jerome	103	135	79	84	51	66
St. Joseph d'Alma	73	63	60	68	25	65
St. Joseph de Grantham	23	15	8	19	10	13
Shawinigan Falls	108	31	87	55	87	38
Sherbrooke	323	285	185	339	193	265
Sorel	19	10	16	7	14	13
Thetford Mines	83	44	58	55	36	37
Trois Rivieres	477	261	382	432	302	339
Valleyfield	137	73	109	87	35	59
Victoriaville	69	50	53	67	53	48

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1950			1949		
	Jan. 1 to Aug. 31		Under construction Aug. 31	Jan. 1 to Aug. 31		Under construction Aug. 31
	Started	Completed		Started	Completed	
Ontario						
Barrie	85	119	62	94	78	93
Belleville	76	193	143	46	191	196
Brampton	28	22	39	24	18	34
Brantford	301	401	191	368	306	292
Brockville	41	50	26	54	59	42
Chatham	114	148	91	116	128	168
Cobourg	20	19	25	15	84	26
Collingwood	12	26	12	15	39	15
Cornwall	116	92	85	81	88	66
Dundas	52	22	54	12	37	3
Fort Erie	28	15	24	17	50	19
Fort Frances	21	45	21	25	31	26
Fort William	97	156	113	317	242	284
Galt	89	149	69	66	78	85
Guelph	88	92	95	105	171	113
Hamilton	1,248	852	1,380	967	1,150	1,003
Hawkesbury	18	14	15	5	13	4
Ingersoll	25	12	33	27	19	30
Kenora	-	-	26	-	-	28
Kingston	188	183	92	86	137	97
Kitchener	539	576	451	388	675	452
Leamington	23	26	22	19	28	29
Lindsay	17	22	24	36	27	36
London	1,028	972	1,006	866	796	907
Midland	20	22	12	13	15	11
Niagara Falls	59	110	84	191	252	230
North Bay	58	45	49	81	88	76
Orillia	50	40	38	38	75	32
Oshawa	190	99	198	137	148	130
Ottawa	1,772	989	1,467	481	752	518
Owen Sound	38	22	40	45	64	43
Parry Sound	17	10	14	7	-	7
Pembroke	87	59	65	56	112	46
Peterborough	220	273	203	230	291	246
Port Arthur	114	145	111	206	214	150
Port Colborne	33	17	30	22	25	19
Port Hope	24	45	30	17	46	22
Preston	33	15	27	21	23	22
Renfrew	31	13	27	15	63	12
St. Catharines	168	173	174	167	286	242
St. Thomas	20	38	31	42	105	57
Sarnia	84	60	169	254	394	338
Sault Ste. Marie	323	117	332	303	153	286
Simcoe	15	17	20	33	59	22

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1950			1949		
	Jan. 1 to Aug. 31		Under construction Aug. 31	Jan. 1 to Aug. 31		Under construction Aug. 31
	Started	Completed		Started	Completed	
Ontario - con.						
Smith's Falls	53	41	25	17	22	16
Stratford	40	73	57	87	117	93
Sudbury	224	87	240	191	155	150
Thorold	23	26	22	21	96	18
Timmins	18	14	32	10	12	34
Toronto	5,382	4,837	6,866	4,576	4,166	5,314
Trenton	281	89	217	14	61	25
Welland	58	66	45	84	145	108
Whitby	36	24	29	39	21	39
Windsor	863	872	654	762	746	877
Woodstock	85	58	82	73	145	64
Manitoba						
Brandon	159	85	100	106	156	69
Portage la Prairie	17	37	42	25	3	25
Winnipeg	1,829	1,813	2,042	2,168	2,073	2,164
Saskatchewan						
Moose Jaw	38	26	66	46	109	72
North Battleford	28	22	24	15	59	15
Prince Albert	77	97	85	72	100	75
Regina	401	276	486	521	237	510
Saskatoon	317	240	308	298	160	287
Swift Current	11	18	23	54	59	97
Weyburn	8	7	8	15	52	16
Yorkton	50	12	55	63	85	82
Alberta						
Calgary	1,564	1,073	1,306	1,012	1,318	843
Edmonton	1,912	1,573	1,884	1,836	1,191	1,803
Lethbridge	228	324	179	207	238	226
Medicine Hat	90	70	97	73	161	85
British Columbia						
Kamloops	31	39	31	59	39	57
Kelowna	91	60	73	82	101	72
Nanaimo	97	122	198	233	182	228
Nelson	23	13	21	10	10	14
Prince George	22	10	25	7	1	6
Prince Rupert	15	9	17	2	-	7
Trail	51	65	29	94	204	138
Vancouver	3,675	2,895	4,366	3,273	3,775	4,125
Vernon	35	28	22	18	50	17
Victoria	576	677	935	707	651	924

Table 4.- Monthly starts by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 January	1,675	..	53	251	610	179	582
February	1,894	..	12	590	397	140	755
March	3,109	..	40	1,355	796	134	784
April	8,274	..	487	2,800	2,845	591	1,551
May	11,407	..	999	3,019	3,762	2,555	1,072
June	13,409	..	982	3,613	3,740	3,564	1,510
July	9,684	..	731	2,227	3,773	1,825	1,128
August	11,013	..	947	2,270	3,361	3,090	1,345
September	10,651	..	686	3,079	3,673	2,314	899
October	7,437	..	280	2,075	2,759	1,511	812
November	7,795	..	287	2,282	2,974	1,636	616
December	3,846	..	208	1,421	1,286	352	579
1949 January	3,066	..	37	624	1,248	478	679
February	1,745	..	43	535	781	127	259
March	3,585	..	128	1,386	1,255	185	631
April	8,466	..	304	2,416	3,066	1,790	890
May	12,809	..	817	3,525	4,941	2,539	987
June	10,528	..	613	3,042	3,497	2,391	985
July	9,086	..	609	2,705	3,155	1,629	988
August	8,542	..	678	2,003	2,988	1,880	993
September	10,035	..	702	2,065	4,303	1,621	1,344
October	8,964	..	552	2,182	3,883	1,667	680
November	8,434	..	340	2,157	3,455	1,817	665
December	4,249	..	200	1,556	1,451	441	601
1950 January	2,152	103	130	579	1,077	99	164
February	2,694	-	36	1,136	1,133	181	208
March	4,169	58	135	1,857	1,256	319	544
April	7,422	52	386	3,268	1,644	1,225	847
May	13,647	77	793	4,748	4,196	2,872	961
June	12,065	99	1,004	3,392	3,915	2,524	1,091
July	10,245	425	593	3,111	2,936	2,141	1,039
August	9,306	283	690	2,353	3,433	1,991	556

Note - Newfoundland included only in 1950.

Table 5.- Monthly completions by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 January	3,736	..	164	564	1,534	610	864
February	3,778	..	174	798	1,451	676	679
March	4,055	..	158	1,525	1,113	613	646
April	6,729	..	277	1,978	2,708	918	848
May	6,284	..	300	1,267	2,803	1,225	689
June	5,946	..	432	1,556	2,175	966	817
July	6,073	..	313	2,067	2,026	620	1,047
August	6,970	..	495	2,062	2,404	777	1,232
September	6,667	..	421	1,988	1,674	1,536	1,048
October	8,164	..	731	2,068	2,923	1,402	1,040
November	9,701	..	625	2,179	3,124	2,916	857
December	7,994	..	719	2,119	2,456	1,736	964
1949 January	6,643	..	325	1,591	2,449	932	1,346
February	4,807	..	358	1,159	1,881	717	692
March	6,388	..	477	1,866	2,066	1,248	731
April	7,251	..	413	2,174	2,329	1,851	484
May	7,374	..	201	1,990	2,880	1,386	917
June	7,275	..	539	1,988	2,454	1,559	735
July	6,588	..	414	2,007	2,352	1,011	804
August	9,109	..	566	2,154	3,614	1,772	1,003
September	7,563	..	398	1,607	2,571	2,041	946
October	9,059	..	365	2,655	3,034	2,037	968
November	8,700	..	615	2,194	3,224	1,882	785
December	6,776	..	444	1,527	2,586	1,358	861
1950 January	6,480	-	490	1,932	2,112	1,326	620
February	4,815	1	341	1,925	1,546	605	397
March	6,578	81	378	2,652	2,112	901	454
April	5,397	17	329	1,832	1,784	847	588
May	6,171	206	338	1,593	2,371	999	664
June	6,527	67	482	2,086	2,324	941	627
July	6,853	89	359	1,883	2,687	946	889
August	8,717	253	735	2,645	3,070	1,255	759

Note - Newfoundland included only in 1950.

Table 6.- Dwelling units completed during August, 1950 by time under construction for Canada and the provinces.

	Total	Months				Over 1 year	Unknown
		1-3	4-6	7-9	10-12		
Canada	8,717	2,956	2,226	1,243	1,245	1,042	5
Newfoundland	253	147	7	-	48	48	3
Prince Edward Island	9	2	-	-	7	-	-
Nova Scotia	304	109	94	32	16	53	-
New Brunswick	422	327	92	2	-	1	-
Quebec	2,645	783	901	507	99	355	-
Ontario	3,070	910	562	530	600	466	2
Manitoba	570	239	59	9	250	13	-
Saskatchewan	186	126	30	11	15	4	-
Alberta	499	143	279	29	39	9	-
British Columbia	759	170	202	123	171	93	-

Table 7.- Dwelling units completed during August, 1950 by time under construction as a percentage of total completions for Canada and regions.

	Total	Months				Over 1 year
		1-3	4-6	7-9	10-12	
	%	%	%	%	%	%
Canada	100	34	26	14	14	12
Newfoundland	100	59	3	-	19	19
Maritime Provinces	100	60	25	5	3	7
Quebec	100	30	34	19	4	13
Ontario	100	30	18	17	20	15
Prairie Provinces	100	41	29	4	24	2
British Columbia	100	22	27	16	23	12

Table 8.- Completions by month by average time under construction

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 average	6.5	..	6.5	5.5	6.8	6.3	7.5
1949 average	7.0	..	7.9	6.4	7.5	6.0	8.1
1948 January	7.7	..	6.0	6.8	8.7	6.7	8.1
February	6.8	..	7.5	4.5	7.1	7.2	8.2
March	7.1	..	9.5	6.0	7.4	7.6	8.0
April	7.2	..	6.8	6.6	7.2	7.9	8.0
May	7.2	..	6.1	7.1	6.7	8.1	8.1
June	6.8	..	7.6	6.2	7.1	7.5	6.6
July	6.1	..	6.4	4.5	7.4	6.9	7.0
August	6.2	..	5.5	4.6	6.8	6.3	7.7
September	5.4	..	5.4	4.2	7.0	4.9	6.3
October	6.1	..	6.1	5.1	6.6	5.1	7.7
November	6.0	..	6.7	6.1	5.7	5.5	7.8
December	6.4	..	6.7	5.8	6.5	6.1	7.5
1949 January	7.0	..	7.6	7.7	6.4	6.2	7.6
February	7.3	..	8.6	6.6	8.0	6.4	6.6
March	7.9	..	9.9	6.9	8.2	7.4	8.7
April	7.9	..	9.4	7.6	8.0	7.5	8.3
May	8.0	..	8.5	7.0	8.5	7.3	9.7
June	7.4	..	7.9	6.4	8.2	6.6	8.5
July	7.3	..	9.9	6.0	7.8	6.9	8.7
August	6.9	..	6.5	5.8	8.4	5.1	7.6
September	5.9	..	5.9	5.4	6.4	4.8	8.0
October	6.1	..	7.4	5.5	6.5	5.2	8.2
November	6.3	..	7.1	6.5	6.3	5.2	7.3
December	6.5	..	6.2	6.0	7.3	5.3	7.5
1950 January	6.8	-	8.4	5.9	7.2	6.6	7.7
February	7.2	-	7.3	6.2	7.4	8.3	9.6
March	7.0	3.0	7.5	6.4	7.2	7.1	9.6
April	7.6	2.0	7.6	7.3	8.0	7.1	8.6
May	8.5	9.4	7.9	7.8	8.6	7.2	12.2
June	7.9	7.7	9.2	5.9	8.5	7.4	11.6
July	7.1	5.3	7.6	5.4	7.9	6.9	8.1
August	6.6	6.1	4.3	6.4	7.5	5.4	8.2

Note - Newfoundland included only in 1950.

Table 9.- Completions during the first eight months of 1950
by type of dwelling for Canada and the Provinces.

	Total	One-family detached	Two-family detached	Row or terrace	Apartment or flat	Other
Canada	51,538	39,215	4,650	42	7,541	90
Newfoundland	714	714	-	-	-	-
Prince Edward Island	275	264	4	-	7	-
Nova Scotia	1,606	1,525	52	-	29	-
New Brunswick	1,571	1,368	110	4	86	3
Quebec	16,548	7,040	4,182	36	5,251	39
Ontario	18,006	16,419	80	2	1,486	19
Manitoba	2,360	2,191	30	-	139	-
Saskatchewan	1,191	1,191	-	-	-	-
Alberta	4,269	3,955	64	-	232	18
British Columbia	4,998	4,548	128	-	311	11

Table 10.- Rental units completed during the first eight months of 1950 under
the management of Central Mortgage and Housing Corporation.

	Total	One-family detached	Two-family detached	Row or terrace	Apartment or flat	Other
Canada	4,447	4,173	266	-	8	-
Newfoundland	50	50	-	-	-	-
Prince Edward Island	150	150	-	-	-	-
Nova Scotia	272	272	-	-	-	-
New Brunswick	274	274	-	-	-	-
Quebec	599	337	262	-	-	-
Ontario	1,583	1,579	4	-	-	-
Manitoba	556	556	-	-	-	-
Saskatchewan	179	179	-	-	-	-
Alberta	174	174	-	-	-	-
British Columbia	610	602	-	-	8	-

Appendix 1 : Definitions

(a) The count of dwellings which are started, completed and under construction includes only new residential construction intended for year-round occupancy. Seasonal dwellings such as summer cottages, ski shacks, etc., are not counted. Dwellings which are occupied, even if unfinished, are regarded as completed for the purposes of this survey.

(b) Types of dwelling

- (i) 1-family detached: a one-family house open on all four sides, i.e., not joined to other buildings;
- (ii) 2-family detached: a two-family house which contains only two dwelling units, either one above the other open on all four sides, or two units side by side each open on three sides, sometimes known as a semi-detached house;
- (iii) row or terrace: a one-family or two-family house in a row of three or more attached houses with common or adjacent walls;
- (iv) apartment or flat: an apartment or flat is (a) a residential structure containing three or more dwelling units, or (b) a structure used for business purposes which contains one or more dwelling units (e.g., living quarters in an office building or factory, living quarters over a store, etc.); and
- (v) other: any type of dwelling which does not fall into one of the above classifications.

(c) For the purpose of this survey, a dwelling unit is defined as a structurally separate set of living quarters having its own entrance from outside of the building, or from a common passage inside. The number of dwelling units in a structure will be the number of households the structure is intended to accommodate.

(d) For the purpose of this survey, a farm must contain at least one acre and must yield agricultural produce valued at \$50 or more per year.

Appendix 2 : Reliability of the estimates

Since the estimates in this report are partially based on a sample survey, they are subject to sampling variability. This sampling variability is not present in the data on the municipalities of 5,000 and over. When the estimates include an element derived from the sample survey, the sampling error increases as the size of the estimate decreases. Care should be taken, therefore, in interpreting the precision of some of the estimates. The estimate of unfinished dwellings for the whole of Canada should be within 5 per cent of the figures which would have been obtained from a complete count.

The estimates presented in the tables are shown to the last digit instead of being rounded, not because they are assumed to be accurate to the last digit, but rather for convenience in summation and economy in processing the tabulations.

In addition to sampling variation, all the estimates are subject to errors of enumeration. However, these should be very small as the survey for the most part can be carried on without interview with a consequent elimination of all types of respondent error. A complete count by the same enumerators would contain the same enumerative error.

Appendix 3 : Metropolitan areas

Some cities in Canada have reasonably well defined suburban areas which, for the purposes of the survey of starts and completions of dwelling units, have been included under the name of the principal city. A list of the municipalities included in these metropolitan areas is given in Housing Bulletin No. 12 pp. 17-19.

Appendix 4 : Index of residential rents

Since November, 1947, the Dominion Bureau of Statistics has been collecting data on money rents from a sample of households in conjunction with the quarterly labour force survey. The aggregate rent paid by a group of households in a given month is compared with the aggregate rent paid by the same group for the same living quarters in the next month. With a matched sample such as this, variation due to changes in the sample and to non-response are eliminated, and the index is a reliable measure of the change in rent paid for the same accommodation. Rent reported is the cash rent paid in all cases regardless of minor changes in the services provided.

Index of non-farm residential rents in Canada, by region
(October, 1947 = 100)

MONTH	Total	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1947 July	99.7	99.4	100.0	99.4	99.5	99.9
October	100.0	100.0	100.0	100.0	100.0	100.0
1948 January	100.2	100.8	100.1	100.4	99.9	100.5
April	100.6	101.1	100.5	100.7	100.0	101.2
July	100.9	101.7	100.8	100.8	100.1	102.1
October	100.9	102.1	100.9	101.1	100.2	100.8
1949 January	101.9	102.8	101.7	102.3	101.5	102.0
February	102.0	102.9	101.7	102.4	101.6	102.1
March	102.1	103.0	101.8	102.5	101.6	102.2
April	102.3	103.1	102.0	102.7	102.1	102.3
May	102.5	103.7	102.4	102.8	102.1	102.4
June	102.9	104.0	102.7	103.2	102.7	102.7
July	103.1	104.0	102.8	103.6	103.1	102.9
August	103.3	104.4	102.9	103.8	103.4	103.1
September	103.7	104.5	103.3	104.5	103.6	103.2
October	104.1	104.7	103.6	105.0	103.9	103.2
November	104.2	104.8	103.6	105.3	104.2	103.2
December	104.5	104.4	103.9	105.7	104.6	103.3
1950 January	104.9	104.6	104.1	106.5	104.9	103.8
February	110.0	106.8	111.7	109.7	109.4	107.1
March	110.6	108.1	111.8	110.7	109.8	108.0
April	111.0	108.2	112.1	111.3	110.4(1)	108.5
May	112.1(1)	108.9	114.1	111.9	110.6(1)	108.9
June	112.4(1)	108.8	114.5	112.3	110.9(1)	108.9
July	112.8	108.8	114.7	112.9	111.0	109.2
August	113.0	108.6	114.8	113.2	111.2	109.5

(1) Revised.

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NEW RESIDENTIAL CONSTRUCTION

JANUARY 1 TO SEPTEMBER 30, 1950



DOMINION BUREAU OF STATISTICS

Department of Trade and Commerce

Vol. 3

No. 8

NEW RESIDENTIAL CONSTRUCTION

CONSTRUCTION OF DWELLING UNITS IN CANADA
FROM JANUARY 1 TO SEPTEMBER 30, 1950

(IN 1948 AND 1949, ISSUED AS
HOUSING BULLETINS NO'S 1 TO 24)

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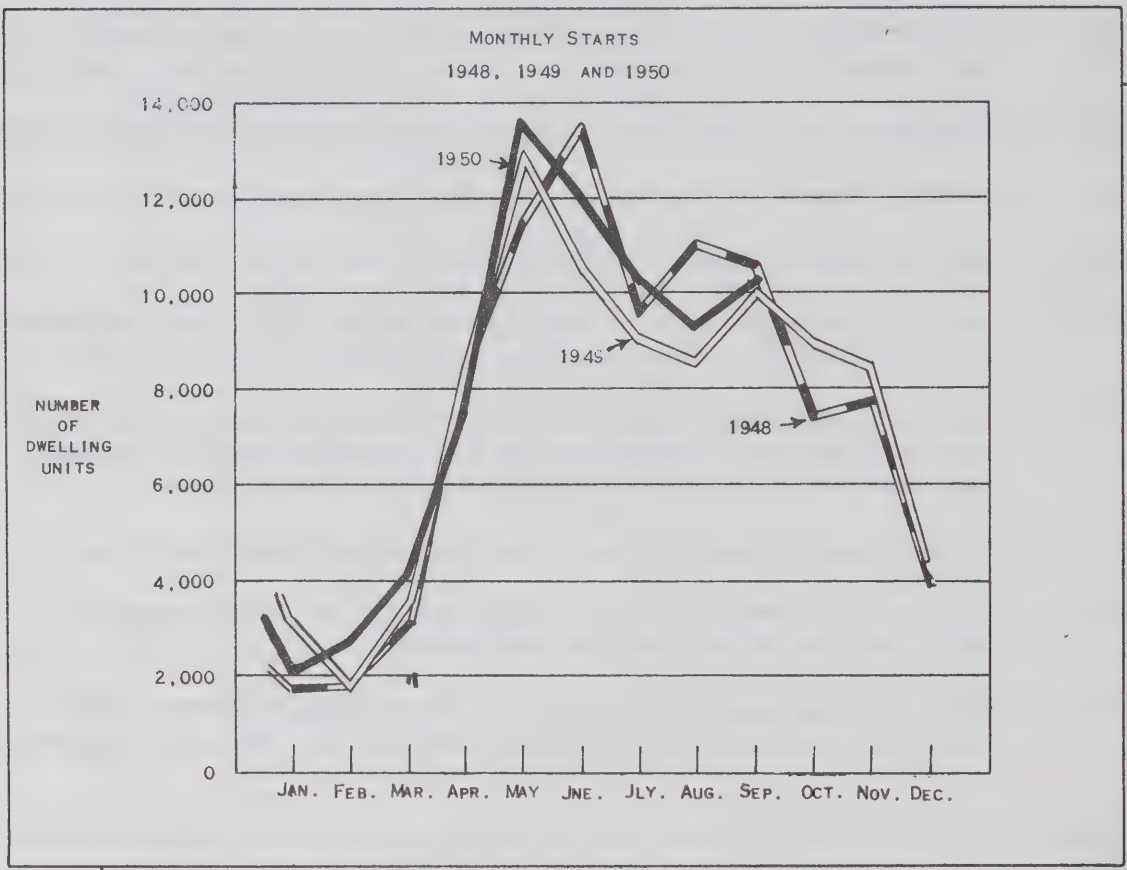
Prepared in the
Special Surveys Division
Dominion Bureau of Statistics, Ottawa

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NEW RESIDENTIAL CONSTRUCTION

At the end of the nine months of 1950, a backlog of 69,957 new residential units were still in various stages of construction compared with an estimated 61,115 new units unfinished by the end of September, 1949. In addition, construction had been started on an estimated 71,945 dwelling units during the same time in 1950, while at the end of September, 1949, an estimated 67,862 new units had been started.



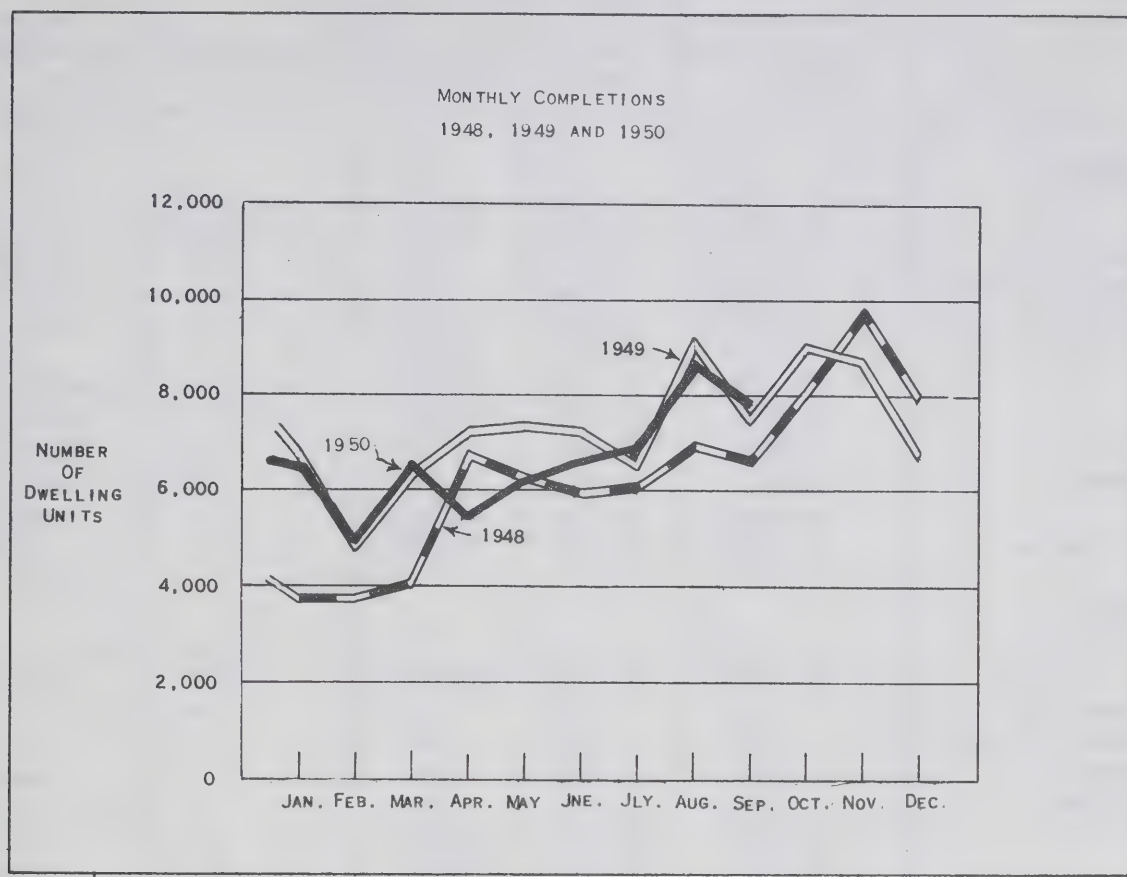
At the end of this September, 59,431 new units had been completed compared with 62,998 dwellings during the same period last year.

An average of 6.4 months was required to build a unit completed during the month of September, 1950, compared with an average of 5.9 months building time for a unit completed last September.

Approximately 28 per cent of the dwelling units completed during the first nine months of 1950 were built for rental purposes. This shows little

or no change from last year at the same time.

These estimates as well as other statistics contained in this bulletin are the results of a nation-wide survey carried out each month by the



Dominion Bureau of Statistics with the co-operation of the Central Mortgage and Housing Corporation. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

A column headed "Adjustments" appears in Table 1. These adjustments can arise in various ways. For example, after a start on a dwelling has been made, construction may cease, or a structure when completed may contain more or less dwelling units than were reported when construction commenced.

Table 1.- Construction of dwelling units in Canada and the provinces.

	Under construction Jan. 1	Jan. 1 to Sept. 30		Adjustments	Under construction Sept. 30
		Started	Completed		
<u>1950</u>					
Canada	59,503	71,945	59,431	- 2,060	69,957
Newfoundland	1,334	1,536	923	- 20	1,927
Prince Edward Island	292	298	313	+ 14	291
Nova Scotia	2,326	1,965	1,848	+ 9	2,452
New Brunswick	1,274	1,962	1,657	- 4	1,575
Quebec	14,984	23,387	19,072	- 811	18,488
Ontario	23,585	23,822	20,416	- 1,112	25,879
Manitoba	2,781	3,433	2,801	- 13	3,400
Saskatchewan	1,452	2,599	1,429	- 37	2,585
Alberta	4,309	6,876	4,774	- 15	6,396
British Columbia	7,166	6,067	6,198	- 71	6,964
<u>1949</u>					
Canada	56,456	67,862	62,998	- 205	61,115
Newfoundland	..	..	..	..	..
Prince Edward Island	203	316	209	-	310
Nova Scotia	2,748	1,909	2,230	- 1	2,426
New Brunswick	1,069	1,706	1,252	- 1	1,522
Quebec	13,848	18,301	16,536	- 90	15,523
Ontario	21,112	25,234	22,596	- 80	23,670
Manitoba	2,632	3,743	3,229	- 29	3,117
Saskatchewan	1,853	2,585	2,454	- 7	1,977
Alberta	5,262	6,312	6,834	- 5	4,735
British Columbia	7,729	7,756	7,658	+ 8	7,835
<u>1948</u>					
Canada	42,215	71,116	50,238	+ 563	63,656
Newfoundland	..	..	..	..	..
Prince Edward Island	209	214	143	- 1	279
Nova Scotia	2,161	2,686	1,443	+ 27	3,431
New Brunswick	736	2,037	1,148	- 13	1,612
Quebec	9,076	19,204	13,805	- 21	14,454
Ontario	17,243	22,957	17,888	+ 117	22,429
Manitoba	2,315	4,447	3,020	- 5	3,737
Saskatchewan	1,469	2,627	1,761	+ 60	2,395
Alberta	2,310	7,318	3,160	+ 267	6,735
British Columbia	6,696	9,626	7,870	+ 132	8,584

Note - Newfoundland included only in 1950.

Table 2.- Construction of dwelling units in rural and urban areas by regions

	1950			1949		
	Jan. 1 to Sept. 30		Under construction Sept. 30	Jan. 1 to Sept. 30		Under construction Sept. 30
	Started	Completed		Started	Completed	
Canada	71,945	59,431	69,957	67,862	62,998	61,115
urban	58,859	48,957	53,894	49,911	49,731	46,014
5000 or more	53,085	43,507	45,681	43,460	43,086	39,451
under 5000	5,774	5,450	8,213	6,451	6,645	6,563
rural	13,086	10,474	16,063	17,951	13,267	15,101
non-farm	9,911	8,488	12,464	13,778	9,541	12,275
farm	3,175	1,986	3,599	4,173	3,726	2,826
Newfoundland	1,536	923	1,927	..	..	..
urban	416	205	361	..	..	..
5000 or more	416	205	361	..	..	..
under 5000	-	-	-	..	..	..
rural	1,120	718	1,566	..	..	..
non-farm	1,038	686	1,360	..	..	..
farm	82	32	206	..	..	..
Maritime Provinces	4,225	3,818	4,318	3,931	3,691	4,258
urban	2,620	2,459	2,342	2,130	2,286	2,200
5000 or more	1,941	1,837	1,513	1,470	2,053	1,392
under 5000	679	622	829	660	233	808
rural	1,605	1,359	1,976	1,801	1,405	2,058
non-farm	1,222	918	1,293	1,260	1,017	1,431
farm	383	441	683	541	388	627
Quebec	23,387	19,072	18,488	18,301	16,536	15,523
urban	20,487	17,408	15,310	15,705	14,510	13,053
5000 or more	19,585	15,510	14,402	14,788	13,550	11,778
under 5000	902	1,898	908	917	960	1,275
rural	2,900	1,664	3,178	2,596	2,026	2,470
non-farm	2,507	1,421	2,752	2,122	1,666	2,110
farm	393	243	426	474	360	360
Ontario	23,822	20,416	25,879	25,234	22,596	23,670
urban	20,122	15,972	19,941	16,232	16,721	15,821
5000 or more	18,303	14,596	17,266	14,325	14,890	14,030
under 5000	1,819	1,376	2,675	1,907	1,831	1,791
rural	3,700	4,444	5,938	9,002	5,875	7,849
non-farm	2,857	3,681	4,985	7,738	4,915	6,637
farm	843	763	953	1,264	960	1,212

Note - Newfoundland included only in 1950.

Table 2.- Construction of dwelling units in rural and urban areas by regions - con.

	1950			1949		
	Jan. 1 to Sept. 30		Under construction Sept. 30	Jan. 1 to Sept. 30		Under construction Sept. 30
	Started	Completed		Started	Completed	
Prairie Provinces	12,908	9,004	12,381	12,640	12,517	9,829
urban	9,831	7,589	9,718	9,780	9,772	8,341
5000 or more	7,738	6,530	6,850	7,705	6,894	6,654
under 5000	2,093	1,059	2,868	2,075	2,878	1,687
rural	3,077	1,415	2,663	2,860	2,745	1,488
non-farm	1,603	908	1,352	986	765	881
farm	1,474	507	1,311	1,874	1,980	607
British Columbia	6,067	6,198	6,964	7,756	7,658	7,835
urban	5,383	5,324	6,222	6,064	6,442	6,599
5000 or more	5,102	4,829	5,289	5,172	5,699	5,597
under 5000	281	495	933	892	743	1,002
rural	684	874	742	1,692	1,216	1,236
non-farm	684	874	722	1,672	1,178	1,216
farm	-	-	20	20	38	20

Table 3.- Construction of dwelling units in urban centres of 5000 or more

	1950			1949		
	Jan. 1 to Sept. 30		Under construction Sept. 30	Jan. 1 to Sept. 30		Under construction Sept. 30
	Started	Completed		Started	Completed	
Newfoundland						
Bell Island	37	21	24	..	..	..
Corner Brook	28	21	23	..	..	..
Grand Falls	50	8	42	..	..	..
St. John's	301	155	272	..	..	..
Prince Edward Island						
Charlottetown	50	22	61	29	47	35
Summerside	136	179	132	39	22	27
Nova Scotia						
Amherst	19	12	19	20	49	19
Halifax	603	501	409	390	675	245
New Glasgow	10	17	18	15	65	35
Springhill	30	23	25	21	15	21

Note - Newfoundland included only in 1950.

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1950			1949		
	Jan. 1 to Sept.30		Under construction Sept. 30	Jan. 1 to Sept.30		Under construction Sept. 30
	Started	Completed		Started	Completed	
Nova Scotia - con.						
Stellarton	8	7	6	7	75	6
Sydney	351	290	367	203	245	331
Truro	38	25	28	37	94	20
Yarmouth	57	34	47	38	55	36
New Brunswick						
Campbellton	11	6	5	9	40	3
Edmundston	47	30	21	34	35	15
Fredericton	46	45	49	52	238	45
Moncton	414	354	276	293	142	284
Saint John	121	292	50	283	256	270
Quebec						
Asbestos	80	54	38	38	75	17
Chicoutimi	91	100	71	86	73	35
Drummondville	205	127	108	119	122	48
Granby	204	103	149	82	58	49
Grand'Mère	96	72	42	74	56	59
Hull	246	171	172	81	117	94
Joliette	131	141	70	103	104	89
Jonquiere	72	51	36	68	73	26
Kenogami	70	37	36	13	22	4
Lachute	70	26	28	11	14	3
La Tuque	68	36	61	43	58	25
Magog	99	66	42	65	23	50
Montreal	15,272	11,977	11,547	11,313	10,695	9,302
Quebec	796	1,113	466	1,029	786	801
Rimouski	136	29	136	13	49	13
Rivière du Loup	17	33	17	5	14	4
Rouyn	22	43	55	-	-	36
St. Hyacinthe	120	91	84	101	75	77
St. Jean	149	134	130	158	137	130
St. Jérôme	127	136	102	115	60	88
St. Joseph d'Alma	73	68	54	86	61	48
St. Joseph de Grantham	25	15	10	19	20	3
Shawinigan Falls	118	68	60	55	100	24
Sherbrooke	380	310	216	358	228	249
Sorel	34	10	31	7	14	9
Thetford Mines	95	63	51	69	46	41
Trois Rivières	528	305	381	490	346	350
Valleyfield	165	73	137	106	61	52
Victoriaville	96	58	72	81	63	52

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1950			1949		
	Jan. 1 to Sept 30		Under construction Sept. 30	Jan. 1 to Sept 30		Under construction Sept. 30
	Started	Completed		Started	Completed	
Ontario						
Barrie	102	133	70	106	88	95
Belleville	80	211	129	117	195	263
Brampton	28	22	39	34	22	40
Brantford	355	427	219	413	327	316
Brockville	44	53	26	54	75	26
Chatham	123	157	91	128	154	152
Cobourg	20	21	23	17	91	21
Collingwood	14	27	13	37	41	35
Cornwall	128	98	91	86	104	56
Dundas	52	25	51	12	37	3
Fort Erie	28	15	24	21	56	17
Fort Frances	24	54	15	44	39	37
Fort William	106	170	108	337	251	295
Galt	94	153	70	108	78	127
Guelph	105	107	97	105	171	113
Hamilton	1,492	978	1,498	1,217	1,415	979
Hawkesbury	20	17	14	5	13	4
Ingersoll	30	22	26	28	22	26
Kenora	-	-	26	-	-	28
Kingston	204	187	104	93	151	90
Kitchener	592	602	478	430	694	475
Leamington	23	33	15	20	28	30
Lindsay	19	25	23	36	32	31
London	1,132	1,034	1,048	1,006	874	967
Midland	20	24	10	19	17	15
Niagara Falls	65	122	73	227	297	220
North Bay	67	50	53	90	103	68
Orillia	56	44	40	39	75	33
Oshawa	231	118	220	144	161	124
Ottawa	2,016	1,186	1,514	546	771	564
Owen Sound	49	26	47	51	69	44
Parry Sound	19	10	16	8	2	6
Pembroke	98	64	71	62	120	44
Peterborough	259	322	193	307	302	312
Port Arthur	126	167	101	284	223	219
Port Colborne	42	19	37	22	25	19
Port Hope	24	45	30	29	48	32
Preston	37	17	29	21	25	20
Renfrew	33	17	25	21	66	15
St. Catharines	178	183	174	315	383	293
St. Thomas	23	47	25	44	111	53
Sarnia	94	73	160	277	398	357
Sault Ste. Marie	390	194	322	451	180	407
Simcoe	25	17	30	37	63	22

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1950			1949		
	Jan. 1 to Sept. 30		Under construction Sept. 30	Jan. 1 to Sept. 30		Under construction Sept. 30
	Started	Completed		Started	Completed	
Ontario - con.						
Smith's Falls	54	45	22	19	22	18
Stratford	42	82	50	90	120	93
Sudbury	303	193	262	191	155	149
Thorold	33	29	29	30	98	25
Timmins	18	18	28	10	12	34
Toronto	7,636	5,706	8,251	5,314	4,809	5,414
Trenton	361	94	292	18	61	29
Welland	81	73	61	115	160	123
Whitby	51	29	39	43	23	41
Windsor	962	949	676	968	888	941
Woodstock	95	62	88	79	145	70
Manitoba						
Brandon	175	130	70	119	192	46
Portage la Prairie	22	39	45	25	3	25
Winnipeg	2,068	2,060	2,033	2,584	2,303	2,341
Saskatchewan						
Moose Jaw	54	33	74	54	111	75
North Battleford	34	25	27	28	60	27
Prince Albert	88	106	87	79	109	73
Regina	454	282	533	577	317	486
Saskatoon	370	279	318	398	195	348
Swift Current	17	19	28	54	92	64
Weyburn	10	8	9	19	54	18
Yorkton	56	16	57	71	104	71
Alberta						
Calgary	1,783	1,325	1,273	1,228	1,480	897
Edmonton	2,250	1,784	2,011	2,133	1,424	1,867
Lethbridge	256	349	182	249	281	225
Medicine Hat	101	75	103	87	169	91
British Columbia						
Kamloops	33	40	31	63	62	38
Kelowna	106	75	73	89	105	71
Nanaimo	109	136	196	262	213	226
Nelson	27	15	23	15	12	17
Prince George	26	16	23	9	2	7
Prince Rupert	17	12	12	4	-	9
Trail	56	69	50	109	248	109
Vancouver	4,037	3,595	4,030	3,817	4,290	4,158
Vernon	43	20	23	21	50	20
Victoria	646	345	837	783	717	942

Table 4.- Monthly starts by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 January	1,675	..	53	251	610	179	582
February	1,894	..	12	590	397	140	755
March	3,109	..	40	1,355	796	134	784
April	8,274	..	487	2,800	2,845	591	1,551
May	11,407	..	999	3,019	3,762	2,555	1,072
June	13,409	..	982	3,613	3,740	3,564	1,510
July	9,684	..	731	2,227	3,773	1,825	1,128
August	11,013	..	947	2,270	3,361	3,090	1,345
September	10,651	..	686	3,079	3,673	2,314	899
October	7,437	..	230	2,075	2,759	1,511	812
November	7,795	..	237	2,282	2,974	1,636	616
December	3,846	..	208	1,421	1,286	352	579
1949 January	3,066	..	37	624	1,248	478	679
February	1,745	..	43	535	781	127	259
March	3,585	..	128	1,386	1,255	185	631
April	8,466	..	304	2,416	3,066	1,790	890
May	12,809	..	817	2,125	4,941	2,539	987
June	10,528	..	613	3,042	3,497	2,391	985
July	9,086	..	609	2,705	3,155	1,629	988
August	8,542	..	678	2,003	2,988	1,880	993
September	10,035	..	702	2,065	4,303	1,621	1,344
October	8,964	..	552	2,182	3,883	1,667	680
November	8,434	..	340	2,157	3,455	1,817	665
December	4,249	..	200	1,556	1,451	441	601
1950 January	2,152	103	130	579	1,077	99	164
February	2,694	-	36	1,136	1,133	181	208
March	4,169	58	135	1,857	1,256	319	544
April	7,422	52	386	3,268	1,644	1,225	847
May	13,647	77	793	4,748	4,196	2,872	961
June	12,005	99	1,004	3,392	3,915	2,524	1,091
July	10,245	425	593	3,111	2,936	2,141	1,039
August	9,306	283	690	2,353	3,433	1,991	556
September	10,245	439	418	2,943	4,232	1,556	657

Note - Newfoundland included only in 1950.

Table 5.- Monthly completions by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 January	3,736	..	164	564	1,534	610	864
February	3,778	..	174	798	1,451	676	679
March	4,055	..	158	1,525	1,113	613	646
April	6,729	..	277	1,978	2,708	918	848
May	6,284	..	300	1,267	2,803	1,225	689
June	5,946	..	432	1,556	2,175	966	817
July	6,073	..	313	2,067	2,026	620	1,047
August	6,970	..	495	2,062	2,404	777	1,232
September	6,667	..	421	1,988	1,674	1,536	1,048
October	8,164	..	731	2,068	2,923	1,402	1,040
November	9,701	..	625	2,179	3,124	2,916	857
December	7,994	..	719	2,119	2,456	1,736	964
1949 January	6,643	..	325	1,591	2,449	932	1,346
February	4,807	..	358	1,159	1,881	717	692
March	6,388	..	477	1,866	2,066	1,248	731
April	7,251	..	413	2,174	2,329	1,851	484
May	7,374	..	201	1,990	2,880	1,386	917
June	7,275	..	539	1,988	2,454	1,559	735
July	6,588	..	414	2,007	2,352	1,011	804
August	9,109	..	566	2,154	3,614	1,772	1,003
September	7,563	..	398	1,607	2,571	2,041	946
October	9,059	..	365	2,655	3,034	2,037	968
November	8,700	..	615	2,194	3,224	1,882	785
December	6,776	..	444	1,527	2,586	1,358	861
1950 January	6,480	-	490	1,932	2,112	1,326	620
February	4,815	1	341	1,925	1,546	605	397
March	6,578	81	378	2,652	2,112	901	454
April	5,397	17	329	1,832	1,784	847	588
May	6,171	206	338	1,593	2,371	999	664
June	6,527	67	482	2,086	2,324	941	627
July	6,853	89	359	1,883	2,687	946	889
August	8,717	253	735	2,645	3,070	1,255	759
September	7,893	209	366	2,524	2,410	1,184	1,200

Note - Newfoundland included only in 1950.

Table 6.- Dwelling units completed during September, 1950 by time under construction for Canada and the provinces.

	Total	Months				Over 1 year	Unknown
		1-3	4-6	7-9	10-12		
Canada	7,893	2,014	3,167	1,028	1,091	593	-
Newfoundland	209	130	6	73	-	-	-
Prince Edward Island	38	30	7	-	1	-	-
Nova Scotia	242	121	50	5	28	38	-
New Brunswick	86	39	42	2	2	1	-
Quebec	2,524	344	1,413	569	132	66	-
Ontario	2,410	640	750	254	590	176	-
Manitoba	441	195	128	3	93	22	-
Saskatchewan	238	158	64	-	12	4	-
Alberta	505	141	316	17	26	5	-
British Columbia	1,200	216	391	105	207	281	-

Table 7.- Dwelling units completed during September, 1950 by time under construction as a percentage of total completions for Canada and regions

	Total	Months				Over 1 year
		1-3	4-6	7-9	10-12	
Canada	% 100	% 26	% 40	% 13	% 14	% 7
Newfoundland	100	62	3	35	-	-
Maritime Provinces	100	52	27	2	8	11
Quebec	100	14	56	22	5	3
Ontario	100	27	31	11	24	7
Prairie Provinces	100	42	43	2	11	2
British Columbia	100	18	33	9	17	23

Table 8. - Completions by month by average time under construction

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 average	6.5	..	6.5	5.5	6.8	6.3	7.5
1949 average	7.0	..	7.9	6.4	7.5	6.0	8.1
1948 January	7.7	..	6.0	6.8	8.7	6.7	8.1
February	6.8	..	7.5	4.5	7.1	7.2	8.2
March	7.1	..	9.5	6.0	7.4	7.6	8.0
April	7.2	..	6.8	6.6	7.2	7.9	8.0
May	7.2	..	6.1	7.1	6.7	8.1	8.1
June	6.8	..	7.6	6.2	7.1	7.5	6.6
July	6.1	..	6.4	4.5	7.4	6.9	7.0
August	6.2	..	5.5	4.6	6.8	6.3	7.7
September	5.4	..	5.4	4.2	7.0	4.9	6.3
October	6.1	..	6.1	5.1	6.6	5.1	7.7
November	6.0	..	6.7	6.1	5.7	5.5	7.8
December	6.4	..	6.7	5.8	6.5	6.1	7.5
1949 January	7.0	..	7.6	7.7	6.4	6.2	7.6
February	7.3	..	8.6	6.6	8.0	6.4	6.6
March	7.9	..	9.9	6.9	8.2	7.4	8.7
April	7.9	..	9.4	7.6	8.0	7.5	8.3
May	8.0	..	8.5	7.0	8.5	7.3	9.7
June	7.4	..	7.9	6.4	8.2	6.6	8.5
July	7.3	..	9.9	6.0	7.8	6.9	8.7
August	6.9	..	6.5	5.8	8.4	5.1	7.6
September	5.9	..	5.9	5.4	6.4	4.8	8.0
October	6.1	..	7.4	5.5	6.5	5.2	8.2
November	6.3	..	7.1	6.5	6.3	5.2	7.3
December	6.5	..	6.2	6.0	7.3	5.3	7.5
1950 January	6.8	..	8.4	5.9	7.2	6.6	7.7
February	7.2	..	7.3	6.2	7.4	8.3	9.6
March	7.0	3.0	7.5	6.4	7.2	7.1	9.6
April	7.6	2.0	7.6	7.3	8.0	7.1	8.6
May	8.5	9.4	7.9	7.8	8.6	7.2	12.2
June	7.9	7.7	9.2	5.9	8.5	7.4	11.6
July	7.1	5.3	7.6	5.4	7.9	6.9	8.1
August	6.6	6.1	4.3	6.4	7.5	5.4	8.2
September	6.4	4.3	5.1	5.7	6.8	4.8	9.4

Note - Newfoundland included only in 1950.

Table 9.- Completions during the first nine months of 1950
by type of dwelling for Canada and the provinces.

	Total	One-family detached	Two-family detached	Row or terrace	Apartment or flat	Other
Canada	59,431	45,098	5,268	42	8,932	91
Newfoundland	923	923	-	-	-	-
Prince Edward Island	313	299	4	-	10	-
Nova Scotia	1,848	1,762	52	-	34	-
New Brunswick	1,657	1,442	116	4	92	3
Quebec	19,072	8,015	4,744	36	6,237	40
Ontario	20,416	18,532	118	2	1,745	19
Manitoba	2,301	2,632	30	-	139	-
Saskatchewan	1,429	1,429	-	-	-	-
Alberta	4,774	4,456	64	-	236	18
British Columbia	6,198	5,608	140	-	439	11

Table 10.- Rental units completed during the first nine months of 1950 under
the management of Central Mortgage and Housing Corporation.

	Total	One-family detached	Two-family detached	Row or terrace	Apartment or flat	Other
Canada	5,012	4,738	266	-	8	-
Newfoundland	50	50	-	-	-	-
Prince Edward Island	150	150	-	-	-	-
Nova Scotia	286	286	-	-	-	-
New Brunswick	274	274	-	-	-	-
Quebec	692	430	262	-	-	-
Ontario	1,823	1,819	4	-	-	-
Manitoba	641	641	-	-	-	-
Saskatchewan	187	187	-	-	-	-
Alberta	186	186	-	-	-	-
British Columbia	723	715	-	-	8	-

Appendix 1 : Definitions

(a) The count of dwellings which are started, completed and under construction includes only new residential construction intended for year-round occupancy. Seasonal dwellings such as summer cottages, ski shacks, etc., are not counted. Dwellings which are occupied, even if unfinished, are regarded as completed for the purposes of this survey.

(b) Types of dwelling

- (i) 1-family detached: a one-family house open on all four sides, i.e., not joined to other buildings;
- (ii) 2-family detached: a two-family house which contains only two dwelling units, either one above the other open on all four sides, or two units side by side each open on three sides, sometimes known as a semi-detached house;
- (iii) row or terrace: a one-family or two-family house in a row of three or more attached houses with common or adjacent walls;
- (iv) apartment or flat: an apartment or flat is (a) a residential structure containing three or more dwelling units, or (b) a structure used for business purposes which contains one or more dwelling units (e.g., living quarters in an office building or factory, living quarters over a store, etc.); and
- (v) other: any type of dwelling which does not fall into one of the above classifications.

(c) For the purpose of this survey, a dwelling unit is defined as a structurally separate set of living quarters having its own entrance from outside of the building, or from a common passage inside. The number of dwelling units in a structure will be the number of households the structure is intended to accommodate.

(d) For the purpose of this survey, a farm must contain at least one acre and must yield agricultural produce valued at \$50 or more per year.

Appendix 2: Reliability of the estimates

Since the estimates in this report are partially based on a sample survey, they are subject to sampling variability. This sampling variability is not present in the data on the municipalities of 5,000 and over. When the estimates include an element derived from the sample survey, the sampling error increases as the size of the estimate decreases. Care should be taken, therefore, in interpreting the precision of some of the estimates. The estimate of unfinished dwellings for the whole of Canada should be within 5 per cent of the figures which would have been obtained from a complete count.

The estimates presented in the tables are shown to the last digit instead of being rounded, not because they are assumed to be accurate to the last digit, but rather for convenience in summation and economy in processing the tabulations.

In addition to sampling variation, all the estimates are subject to errors of enumeration. However, these should be very small as the survey for the most part can be carried on without interview with a consequent elimination of all types of respondent error. A complete count by the same enumerators would contain the same enumeration error.

Appendix 3 : Metropolitan areas

Some cities in Canada have reasonably well defined suburban areas which, for the purposes of the survey of starts and completions of dwelling units, have been included under the name of the principal city. A list of the municipalities included in these metropolitan areas is given in Housing Bulletin No. 12 pp. 17-19.

64-002

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GOVERNMENT OF CANADA

NEW RESIDENTIAL CONSTRUCTION

JANUARY 1 TO OCTOBER 31, 1950



DOMINION BUREAU OF STATISTICS
Department of Trade and Commerce

Vol. 3

No. 9

NEW RESIDENTIAL CONSTRUCTION

CONSTRUCTION OF DWELLING UNITS IN CANADA
FROM JANUARY 1 TO OCTOBER 31, 1950

(IN 1948 AND 1949, ISSUED AS
HOUSING BULLETINS NO'S 1 TO 24)

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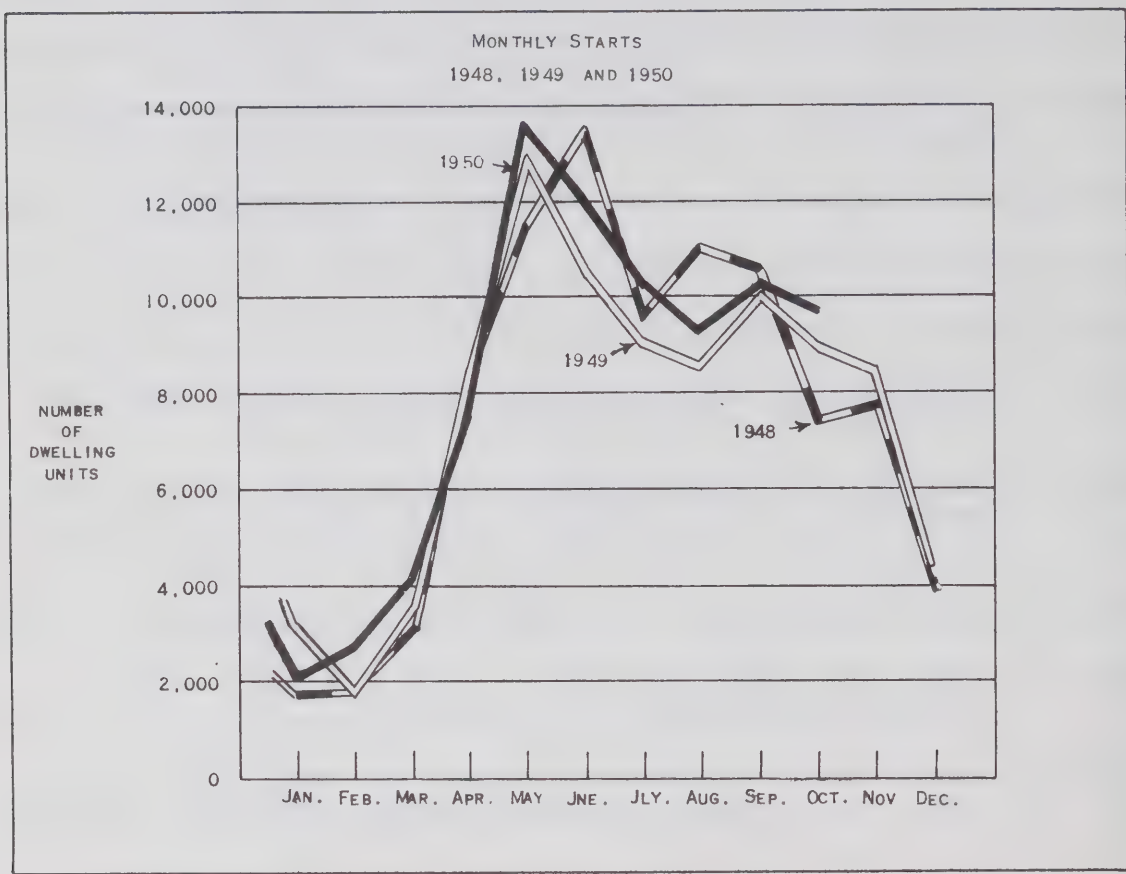
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NEW RESIDENTIAL CONSTRUCTION

At the end of October, 1950, the trend of starts in new residential units in Canada was still in an upward direction. On a comparative basis, during the month of October 1950, construction activity was commenced on an estimated 9,773 new units (including approximately 100 new units started in Newfoundland), while in October 1949, the starts were estimated at 8,964 new dwelling units. For the ten months' period at the beginning of 1950, the total estimate for Canada as a whole, stood



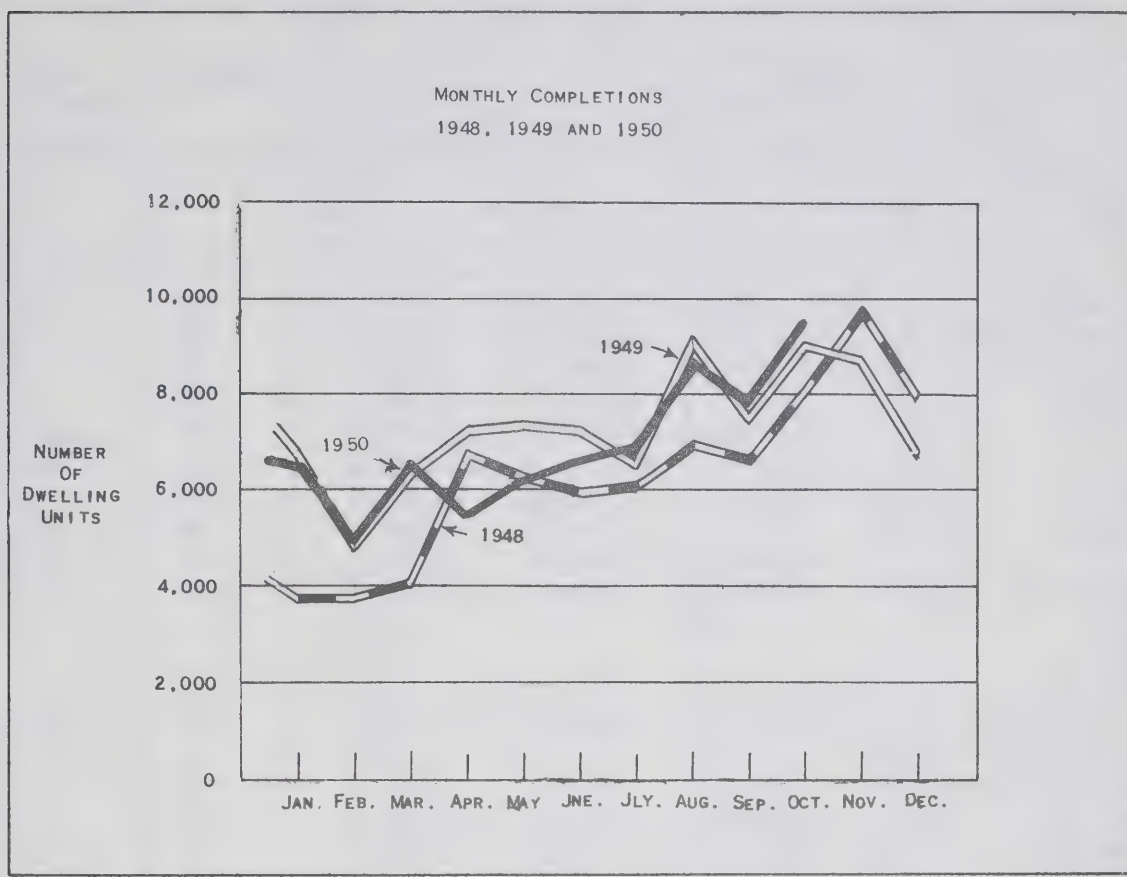
at 81,718 starts, compared with 76,826 for the nine provinces during the same span in 1949.

Completions for the first ten months of 1950, were still behind the estimate for the same period in 1949. Excluding Newfoundland in which about 1,000 dwellings were completed in the first ten months of 1950, an estimated 67,940 dwelling units were completed by the end of October 1950, while approximately 72,057 dwelling units were completed at the same time in 1949.

Including approximately 2,000 units remaining yet to be completed in Newfoundland, the estimate for Canada of 70,017 unfinished units at the

end of this October is still higher than the estimate at the same date last year. Throughout Canada, at the end of October, 1949, an estimated 61,027 dwelling units were in various stages of construction.

The average length of time required to complete a dwelling finished during the month of October was 6.4 months compared with 6.1



months' building time required for a completion occurring in October, 1949.

There is little or no change between the number of dwelling units built for rental purposes this year and last year at this time. The percentage remains at approximately 27 per cent.

These estimates as well as other statistics contained in this bulletin are the results of a nation-wide survey carried out each month by the Dominion Bureau of Statistics with the co-operation of the Central Mortgage and Housing Corporation. All Metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

A column headed "Adjustments" appears in Table 1. These adjustments can arise in various ways. For example, after a start on a dwelling has been made, construction may cease, or a structure when completed may contain more or less dwelling units than were reported when construction commenced.

Table 1.- Construction of dwelling units in Canada and the provinces

	Under construction January 1	Jan. 1 to Oct.31		Adjustments	Under construction October 31
		Started	Completed		
<u>1950</u>					
Canada	59,503	81,718	68,959	- 2,245	70,017
Newfoundland	1,334	1,676	1,019	- 20	1,971
Prince Edward Island	292	329	327	+ 14	308
Nova Scotia	2,326	2,244	2,077	- 25	2,468
New Brunswick	1,274	2,181	2,192	- 6	1,257
Quebec	14,984	25,848	21,487	- 817	18,528
Ontario	23,585	28,163	23,852	- 1,249	26,647
Manitoba	2,781	3,717	3,530	- 12	2,956
Saskatchewan	1,452	2,830	1,868	- 41	2,373
Alberta	4,309	7,985	5,710	- 18	6,566
British Columbia	7,166	6,745	6,897	- 71	6,943
<u>1949</u>					
Canada	56,456	76,826	72,057	- 198	61,027
Newfoundland	..	..	..	..	..
Prince Edward Island	203	364	238	- 28	301
Nova Scotia	2,748	2,319	2,499	- 2	2,566
New Brunswick	1,069	1,800	1,319	- 1	1,549
Quebec	13,848	20,483	19,191	- 99	15,041
Ontario	21,112	29,117	25,630	- 105	24,494
Manitoba	2,632	4,328	3,817	- 83	3,060
Saskatchewan	1,853	2,897	3,040	+ 117	1,827
Alberta	5,262	7,082	7,697	- 5	4,642
British Columbia	7,729	8,436	8,626	+ 8	7,547
<u>1948</u>					
Canada	42,215	78,553	58,402	+ 524	62,890
Newfoundland	..	..	..	..	..
Prince Edward Island	209	214	157	- 1	265
Nova Scotia	2,161	2,872	1,847	+ 27	3,213
New Brunswick	736	2,131	1,461	- 13	1,393
Quebec	9,076	21,279	15,873	- 24	14,458
Ontario	17,243	25,716	20,811	+ 109	22,257
Manitoba	2,315	4,684	3,326	- 13	3,660
Saskatchewan	1,469	3,214	2,337	+ 40	2,386
Alberta	2,310	8,005	3,680	+ 266	6,901
British Columbia	6,696	10,438	8,910	+ 133	8,357

Table 2.- Construction of dwelling units in rural and urban areas by regions

	1950			1949		
	Jan. 1 to Oct. 31		Under cons- truction Oct. 31	Jan. 1 to Oct. 31		Under cons- truction Oct. 31
	Started	Completed		Started	Completed	
Canada	81,718	68,959	70,017	76,826	72,057	61,021
urban	66,962	56,060	54,751	56,762	56,705	45,856
5000 or more	60,304	49,923	46,375	49,361	49,241	39,189
under 5000	6,658	6,137	8,376	7,401	7,464	6,667
rural	14,756	12,899	15,266	20,064	15,352	15,171
non-farm	11,091	10,198	11,934	15,533	11,157	12,373
farm	3,665	2,701	3,332	4,531	4,195	2,798
Newfoundland	1,676	1,019	1,971	..	..	..
urban	422	212	359	..	..	..
5000 or more	422	213	359	..	..	..
under 5000	-	-	-	..	..	..
rural	1,254	806	1,612	..	..	..
non-farm	1,164	768	1,404	..	..	..
farm	90	38	208	..	..	..
Maritime Provinces	4,754	4,596	4,033	4,483	4,056	4,416
urban	2,846	2,722	2,269	2,345	2,451	2,249
5000 or more	2,081	2,100	1,388	1,685	2,218	1,441
under 5000	765	622	881	660	233	808
rural	1,908	1,874	1,764	2,138	1,605	2,167
non-farm	1,431	1,207	1,213	1,446	1,217	1,403
farm	477	667	551	692	388	764
Quebec	25,848	21,487	18,528	20,483	19,191	15,041
urban	22,533	19,025	15,733	17,615	16,745	12,719
5000 or more	21,349	17,079	14,591	16,166	15,586	11,111
under 5000	1,184	1,946	1,142	1,449	1,159	1,608
rural	3,315	2,462	2,795	2,868	2,446	2,322
non-farm	2,864	2,161	2,369	2,394	2,058	1,990
farm	451	301	426	474	388	332
Ontario	28,163	23,852	26,647	29,117	25,630	24,494
urban	24,091	18,982	20,805	19,035	18,915	16,432
5000 or more	22,113	17,240	18,337	17,057	16,962	14,692
under 5000	1,978	1,742	2,468	1,978	1,953	1,740
rural	4,072	4,870	5,842	10,082	6,715	8,062
non-farm	3,139	3,909	5,039	8,770	5,641	6,916
farm	933	961	803	1,312	1,074	1,146

Table 2.- Construction of dwelling units in rural and urban areas by regions - con.

	1950			1949		
	Jan. 1 to Oct. 31		Under construction Oct. 31	Jan. 1 to Oct. 31		Under construction Oct. 31
	Started	Completed		Started	Completed	
Prairie Provinces	14,532	11,108	11,895	14,307	14,554	9,529
urban	11,123	9,171	9,422	11,137	11,336	8,107
5000 or more	8,851	7,855	6,632	8,715	7,969	6,589
under 5000	2,272	1,316	2,790	2,422	3,367	1,518
rural	3,409	1,937	2,473	3,170	3,218	1,422
non-farm	1,695	1,203	1,149	1,175	949	886
farm	1,714	734	1,324	1,995	2,269	536
British Columbia	6,745	6,897	6,943	8,436	8,626	7,547
urban	5,947	5,947	6,163	6,630	7,258	6,349
5000 or more	5,488	5,436	5,068	5,738	6,506	5,356
under 5000	459	511	1,095	892	752	993
rural	798	950	780	1,806	1,368	1,198
non-farm	798	950	760	1,748	1,292	1,178
farm	-	-	20	58	76	20

Table 3.- Construction of dwelling units in urban centres of 5000 or more

	1950			1949		
	Jan. 1 to Oct. 31		Under construction Oct. 31	Jan. 1 to Oct. 31		Under construction Oct. 31
	Started	Completed		Started	Completed	
Newfoundland						
Bell Island	38	26	20	..	..	..
Corner Brook	28	21	23	..	..	..
Grand Falls	55	11	44	..	..	..
St. John's	301	155	272	..	..	..
Prince Edward Island						
Charlottetown	53	36	50	29	48	34
Summerside	136	179	132	45	22	33
Nova Scotia						
Amherst	20	20	12	20	52	16
Halifax	673	570	410	488	717	301
New Glasgow	11	18	18	18	68	35
Springhill	34	40	12	28	22	21

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1950			1949		
	Jan. 1 to Oct. 31		Under construction Oct. 31	Jan. 1 to Oct. 31		Under construction Oct. 31
	Started	Completed		Started	Completed	
Nova Scotia - con.						
Stellarton	9	9	5	8	75	7
Sydney	373	323	356	249	273	349
Truro	42	29	28	40	101	16
Yarmouth	58	60	22	38	62	28
New Brunswick						
Campbellton	13	9	4	10	42	2
Edmundston	51	39	16	38	48	6
Fredericton	48	48	48	58	242	47
Moncton	438	414	238	313	162	284
Saint John	122	306	37	303	284	262
Quebec						
Asbestos	82	69	25	40	78	16
Chicoutimi	100	119	61	86	73	35
Drummondville	222	130	122	135	131	55
Granby	243	109	182	92	67	50
Grand'Mere	101	78	40	79	81	39
Hull	261	195	163	112	140	102
Joliette	135	145	70	103	112	81
Jonquiere	75	70	20	68	73	26
Kenogami	70	46	27	13	22	4
Lachute	71	42	13	13	14	5
La Tuque	73	56	45	43	58	25
Magog	103	66	46	68	42	33
Montreal	16,667	13,137	11,778	12,315	12,314	8,676
Quebec	891	1,158	516	1120	885	793
Rimouski	151	40	140	35	55	29
Riviere du Loup	28	33	28	36	16	33
Rouyn	34	43	67	-	-	36
St. Hyacinthe	148	105	98	106	98	59
St. Jean	158	142	131	190	153	146
St. Jerome	130	144	97	113	63	89
St. Joseph d'Alma	74	81	42	86	61	48
St. Joseph de Graham	25	15	10	19	20	3
Shawinigan Falls	127	83	54	56	112	13
Sherbrooke	397	376	167	398	278	239
Sorel	37	11	33	7	14	9
Thetford Mines	100	72	47	83	52	49
Trois Rivières	567	353	372	540	428	318
Valleyfield	175	82	138	113	68	52
Victoriaville	104	79	59	91	77	48

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1950			1949		
	Jan. 1 to Oct. 31		Under construction Oct. 31	Jan. 1 to Oct. 31		Under construction Oct. 31
	Started	Completed		Started	Completed	
Ontario						
Barrie	111	145	67	119	98	98
Belleville	106	214	152	148	218	271
Brampton	42	30	45	36	28	36
Brantford	394	441	244	450	363	317
Brockville	47	57	25	58	77	28
Chatham	131	173	83	146	164	160
Cobourg	27	23	28	22	92	25
Collingwood	17	27	16	39	45	33
Cornwall	151	119	93	93	114	53
Dundas	63	29	58	12	38	2
Fort Erie	31	22	20	21	58	15
Fort Frances	24	54	15	52	39	45
Fort William	117	188	101	345	300	254
Galt	101	160	70	132	98	131
Guelph	110	126	83	134	204	109
Hamilton	1,602	1,072	1,514	1,411	1,642	946
Hawkesbury	20	19	12	8	15	5
Ingersoll	34	24	28	38	29	29
Kenora	-	-	26	-	-	28
Kingston	232	209	110	120	175	93
Kitchener	640	624	504	502	752	489
Leamington	25	34	16	20	32	26
Lindsay	19	28	20	39	37	29
London	1,252	1,120	1,079	1,119	994	960
Midland	21	25	10	20	17	16
Niagara Falls	74	128	73	264	309	245
North Bay	76	58	54	98	115	64
Orillia	60	53	35	45	82	32
Oshawa	251	133	225	187	182	146
Ottawa	2,660	1,541	1,803	626	843	572
Owen Sound	50	30	44	53	78	37
Parry Sound	27	14	20	10	3	7
Pembroke	105	69	73	68	128	42
Peterborough	284	343	197	325	350	282
Port Arthur	147	186	103	290	254	194
Port Colborne	44	20	38	23	30	15
Port Hope	28	45	34	37	50	38
Preston	40	19	30	25	34	15
Renfrew	36	23	22	24	69	15
St. Catharines	208	214	162	366	394	333
St. Thomas	25	49	25	45	122	43
Sarnia	104	82	161	297	419	356
Sault Ste. Marie	410	253	283	490	309	317
Simcoe	25	17	30	39	66	21

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1950			1949		
	Jan. 1 to Oct. 31		Under construction Oct. 31	Jan. 1 to Oct. 31		Under construction Oct. 31
	Started	Completed		Started	Completed	
Ontario- con.						
Smith's Falls	57	48	22	24	27	18
Stratford	47	88	49	93	122	94
Sudbury	303	193	262	253	183	180
Thorold	33	32	26	38	102	29
Timmins	18	19	27	10	13	33
Toronto	10,080	7,257	9,007	6,940	5,618	6,236
Trenton	384	119	289	22	61	33
Welland	81	84	50	123	168	123
Whitby	53	37	33	47	27	41
Windsor	1,041	1,054	650	1,026	1,029	858
Woodstock	105	69	91	85	146	75
Manitoba						
Brandon	191	165	51	133	226	26
Portage la Prairie	27	48	41	25	3	25
Winnipeg	2,273	2,443	1,856	3,002	2,611	2,451
Saskatchewan						
Moose Jaw	57	46	64	72	119	85
North Battleford	34	28	24	31	71	19
Prince Albert	94	122	77	111	113	101
Regina	482	440	403	616	400	442
Saskatoon	423	347	301	465	268	342
Swift Current	23	24	27	59	120	41
Weyburn	11	11	7	21	59	15
Yorkton	58	25	50	81	133	52
Alberta						
Calgary	1,905	1,608	1,112	1,344	1,683	810
Edmonton	2,877	2,050	2,370	2,374	1,696	1,836
Lethbridge	284	396	162	284	291	250
Medicine Hat	112	102	87	97	176	94
British Columbia						
Kamloops	34	49	23	65	66	36
Kelowna	117	87	72	93	117	63
Nanaimo	125	148	200	276	229	224
Nelson	29	20	20	15	12	17
Prince George	32	18	27	9	2	7
Prince Rupert	18	10	19	8	-	13
Trail	60	86	17	114	266	96
Vancouver	4,324	4,073	3,837	4,205	4,917	3,919
Vernon	43	31	25	22	54	17
Victoria	706	914	828	931	843	964

Table 4.- Monthly starts by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 January	1,675	..	53	251	610	179	582
February	1,894	..	12	590	397	140	755
March	3,109	..	40	1,355	796	134	784
April	8,274	..	487	2,800	2,845	591	1,551
May	11,407	..	999	3,019	3,762	2,555	1,072
June	13,409	..	982	3,613	3,740	3,564	1,510
July	9,684	..	731	2,227	3,773	1,825	1,128
August	11,013	..	947	2,270	3,361	3,090	1,345
September	10,651	..	686	3,079	3,673	2,314	899
October	7,437	..	280	2,075	2,759	1,511	812
November	7,795	..	287	2,282	2,974	1,636	616
December	3,846	..	208	1,421	1,286	352	579
1949 January	3,066	..	37	624	1,248	478	679
February	1,745	..	43	535	781	127	259
March	3,585	..	128	1,386	1,255	185	631
April	8,466	..	304	2,416	3,066	1,790	890
May	12,809	..	817	3,525	4,941	2,539	987
June	10,528	..	613	3,042	3,497	2,391	985
July	9,086	..	609	2,705	3,155	1,629	988
August	8,542	..	678	2,003	2,988	1,880	993
September	10,035	..	702	2,065	4,303	1,621	1,344
October	8,964	..	552	2,182	3,883	1,667	680
November	8,434	..	340	2,157	3,455	1,817	665
December	4,249	..	200	1,556	1,451	441	601
1950 January	2,152	103	130	579	1,077	99	164
February	2,694	-	36	1,136	1,133	181	208
March	4,169	58	135	1,857	1,256	319	544
April	7,422	52	386	3,268	1,644	1,225	847
May	13,647	77	793	4,748	4,196	2,872	961
June	12,065	99	1,004	3,392	3,915	2,524	1,091
July	10,245	425	593	3,111	2,936	2,141	1,039
August	9,306	283	690	2,353	3,433	1,991	556
September	10,245	439	418	2,943	4,232	1,556	657
October	9,773	140	529	2,461	4,341	1,624	678

Note - Newfoundland included only in 1950.

Table 5.- Monthly completions by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 January	3,736	..	164	564	1,534	610	864
February	3,778	..	174	798	1,451	676	679
March	4,055	..	158	1,525	1,113	613	646
April	6,729	..	277	1,978	2,708	918	848
May	6,284	..	300	1,267	2,803	1,225	689
June	5,946	..	432	1,556	2,175	966	817
July	6,073	..	313	2,067	2,026	620	1,047
August	6,970	..	495	2,062	2,404	777	1,232
September	6,667	..	421	1,988	1,674	1,536	1,048
October	8,164	..	731	2,068	2,923	1,402	1,040
November	9,701	..	625	2,179	3,124	2,916	857
December	7,994	..	719	2,119	2,456	1,736	964
1949 January	6,643	..	325	1,591	2,449	932	1,346
February	4,807	..	358	1,159	1,881	717	692
March	6,388	..	477	1,866	2,066	1,248	731
April	7,251	..	413	2,174	2,329	1,851	484
May	7,374	..	201	1,990	2,880	1,386	917
June	7,275	..	539	1,988	2,454	1,559	735
July	6,588	..	414	2,007	2,352	1,011	804
August	9,109	..	566	2,154	3,614	1,772	1,003
September	7,563	..	398	1,607	2,571	2,041	946
October	9,059	..	365	2,655	3,034	2,037	968
November	8,700	..	615	2,194	3,224	1,882	785
December	6,776	..	444	1,527	2,586	1,358	861
1950 January	6,480	-	490	1,932	2,112	1,326	620
February	4,815	1	341	1,925	1,546	605	397
March	6,578	81	378	2,652	2,112	901	454
April	5,397	17	329	1,832	1,784	847	588
May	6,171	206	338	1,593	2,371	999	664
June	6,527	67	482	2,086	2,324	941	627
July	6,853	89	359	1,883	2,687	946	889
August	8,717	253	735	2,645	3,070	1,255	759
September	7,893	209	366	2,524	2,410	1,184	1,200
October	9,528	96	778	2,415	3,436	2,104	699

Note - Newfoundland included only in 1950.

Table 6.- Dwelling units completed during October, 1950 by time under construction for Canada and the provinces.

	Total	Months				Over 1 year	Unknown
		1-3	4-6	7-9	10-12		
Canada	9,528	1,887	4,815	1,049	769	1,008	-
Newfoundland	96	76	10	2	6	2	-
Prince Edward Island	14	4	9	-	-	1	-
Nova Scotia	229	80	103	15	5	26	-
New Brunswick	535	127	348	2	3	55	-
Quebec	2,415	343	1,325	407	264	76	-
Ontario	3,436	478	1,496	557	372	533	-
Manitoba	729	237	396	2	48	46	-
Saskatchewan	439	172	199	1	22	45	-
Alberta	936	229	601	20	25	61	-
British Columbia	699	141	328	43	24	163	-

Table 7.- Dwelling units completed during October, 1950 by time under construction as a percentage of total completions for Canada and regions.

	Total	Months				Over 1 year
		1-3	4-6	7-9	10-12	
Canada	% 100	% 20	% 50	% 11	% 8	% 11
Newfoundland	100	79	11	2	6	2
Maritime Provinces	100	27	59	2	1	11
Quebec	100	14	55	17	11	3
Ontario	100	14	44	16	11	15
Prairie Provinces	100	30	57	1	5	7
British Columbia	100	20	47	6	4	23

Table 8.- Completions by month by average time under construction

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 average	6.5	..	6.5	5.5	6.8	6.3	7.5
1949 average	7.0	..	7.9	6.4	7.5	6.0	8.1
1948 January	7.7	..	6.0	6.8	8.7	6.7	8.1
February	6.8	..	7.5	4.5	7.1	7.2	8.2
March	7.1	..	9.5	6.0	7.4	7.6	8.0
April	7.2	..	6.8	6.6	7.2	7.9	8.0
May	7.2	..	6.1	7.1	6.7	8.1	8.1
June	6.8	..	7.6	6.2	7.1	7.5	6.6
July	6.1	..	6.4	4.5	7.4	6.9	7.0
August	6.2	..	5.5	4.6	6.8	6.3	7.7
September	5.4	..	5.4	4.2	7.0	4.9	6.3
October	6.1	..	6.1	5.1	6.6	5.1	7.7
November	6.0	..	6.7	6.1	5.7	5.5	7.8
December	6.4	..	6.7	5.8	6.5	6.1	7.5
1949 January	7.0	..	7.6	7.7	6.4	6.2	7.6
February	7.3	..	8.6	6.6	8.0	6.4	6.6
March	7.9	..	9.9	6.9	8.2	7.4	8.7
April	7.9	..	9.4	7.6	8.0	7.5	8.3
May	8.0	..	8.5	7.0	8.5	7.3	9.7
June	7.4	..	7.9	6.4	8.2	6.6	8.5
July	7.3	..	9.9	6.0	7.8	6.9	8.7
August	6.9	..	6.5	5.8	8.4	5.1	7.6
September	5.9	..	5.9	5.4	6.4	4.8	8.0
October	6.1	..	7.4	5.5	6.5	5.2	8.2
November	6.3	..	7.1	6.5	6.3	5.2	7.3
December	6.5	..	6.2	6.0	7.3	5.3	7.5
1950 January	6.8	-	8.4	5.9	7.2	6.6	7.7
February	7.2	-	7.3	6.2	7.4	8.3	9.6
March	7.0	3.0	7.5	6.4	7.2	7.1	9.6
April	7.6	2.0	7.6	7.3	8.0	7.1	8.6
May	8.5	9.4	7.9	7.8	8.6	7.2	12.2
June	7.9	7.7	9.2	5.9	8.5	7.4	11.6
July	7.1	5.3	7.6	5.4	7.9	6.9	8.1
August	6.6	6.1	4.3	6.4	7.5	5.4	8.2
September	6.4	4.3	5.1	5.7	6.8	4.8	9.4
October	6.4	3.6	5.2	6.3	7.3	5.1	8.3

Note - Newfoundland included only in 1950.

Table 9.- Completions during the first ten months of 1950
by type of dwelling for Canada and the provinces.

	Total	One-family detached	Two-family detached	Row or Terrace	Apartment or flat	Other
Canada	68,959	52,663	6,020	141	9,972	160
Newfoundland	1,019	1,017	2	-	-	-
Prince Edward Island	327	313	4	-	10	-
Nova Scotia	2,077	1,971	52	-	54	-
New Brunswick	2,192	1,803	118	44	264	3
Quebec	21,487	9,234	5,444	37	6,687	85
Ontario	23,852	21,629	134	100	1,967	22
Manitoba	3,530	3,244	36	-	226	24
Saskatchewan	1,868	1,868	-	-	-	-
Alberta	5,710	5,334	84	-	274	18
British Columbia	6,897	6,250	146	-	490	11

Table 10.- Rental units completed during the first ten months of 1950
under the management of Central Mortgage & Housing Corporation.

	Total	One-family detached	Two-family detached	Row or Terrace	Apartment or flat	Other
Canada	5,351	5,077	266	-	8	-
Newfoundland	50	50	-	-	-	-
Prince Edward Island	150	150	-	-	-	-
Nova Scotia	286	286	-	-	-	-
New Brunswick	274	274	-	-	-	-
Quebec	732	470	262	-	-	-
Ontario	1,972	1,968	4	-	-	-
Manitoba	688	688	-	-	-	-
Saskatchewan	197	197	-	-	-	-
Alberta	247	247	-	-	-	-
British Columbia	755	747	-	-	8	-

Appendix 1: Definitions

- (a) The count of dwellings which are started, completed and under construction includes only new residential construction intended for year-round occupancy. Seasonal dwellings such as summer cottages, ski shacks, etc., are not counted. Dwellings which are occupied, even if unfinished, are regarded as completed for the purposes of this survey.
- (b) Types of dwelling
- (i) 1-family detached: a one-family house open on all four sides, i.e., not joined to other buildings;
 - (ii) 2-family detached: a two-family house which contains only two dwelling units, either one above the other open on all four sides, or two units side by side each open on three sides, sometimes known as a semi-detached house;
 - (iii) row or terrace: a one-family or two-family house in a row of three or more attached houses with common or adjacent walls;
 - (iv) apartment or flat: an apartment or flat is (a) a residential structure containing three or more dwelling units, or (b) a structure used for business purposes which contains one or more dwelling units (e.g., living quarters in an office building or factory, living quarters over a store, etc.); and
 - (v) other: any type of dwelling which does not fall into one of the above classifications.
- (c) For the purpose of this survey, a dwelling unit is defined as a structurally separate set of living quarters having its own entrance from outside of the building, or from a common passage inside. The number of dwelling units in a structure will be the number of households the structure is intended to accommodate.
- (d) For the purpose of this survey, a farm must contain at least one acre and must yield agricultural produce valued at \$50 or more per year.

Appendix 2: Reliability of the estimates

Since the estimates in this report are partially based on a sample survey, they are subject to sampling variability. This sampling variability is not present in the data on the municipalities of 5,000 and over. When the estimates include an element derived from the sample survey, the sampling error increases as the size of the estimate decreases. Care should be taken, therefore, in interpreting the precision of some of the estimates. The estimate of unfinished dwellings for the whole of Canada should be within 5 per cent of the figures which would have been obtained from a complete count.

The estimates presented in the tables are shown to the last digit instead of being rounded, not because they are assumed to be accurate to the last digit, but rather for convenience in summation and economy in processing the tabulations.

In addition to sampling variation, all the estimates are subject to errors of enumeration. However, these should be very small as the survey for the most part can be carried on without interview with a consequent elimination of all types of respondent error. A complete count by the same enumerators would contain the same enumerative error.

Appendix 3: Metropolitan areas

Some cities in Canada have reasonably well defined suburban areas which, for the purposes of the survey of starts and completions of dwelling units, have been included under the name of the principal city. A list of the municipalities included in these metropolitan areas is given in Housing Bulletin No. 12 p.p. 17-19.

64-002

BARON MATHIAS
UNIVERSITY OF TORONTO
DEPT. OF POLITICAL ECONOMY
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GOVERNMENT OF CANADA

NEW RESIDENTIAL CONSTRUCTION

JANUARY 1 TO NOVEMBER 30, 1950

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PUBLICATION



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Vol. 3

No. 10

NEW RESIDENTIAL CONSTRUCTION

CONSTRUCTION OF DWELLING UNITS IN CANADA
FROM JANUARY 1 TO NOVEMBER 30, 1950

(IN 1948 AND 1949, ISSUED AS
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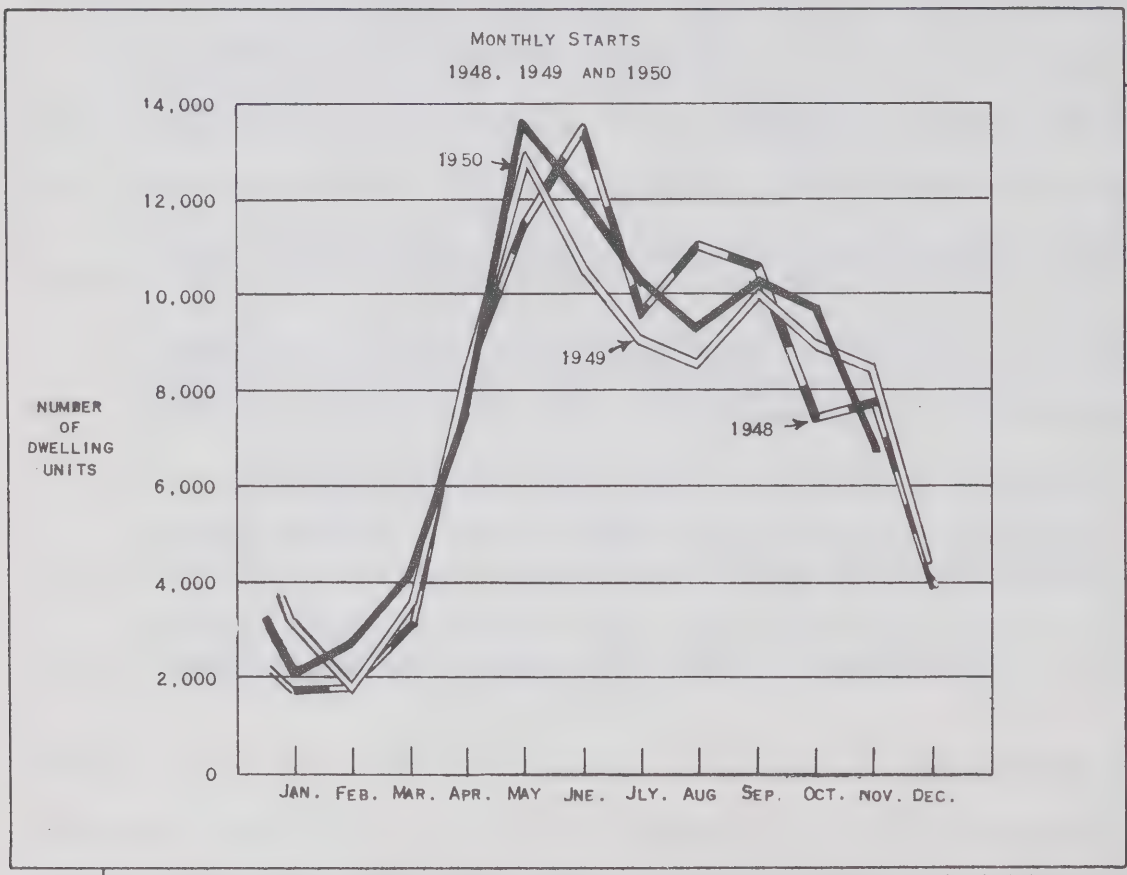
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NEW RESIDENTIAL CONSTRUCTION

During the first eleven months of 1950 construction on 88,397 new dwelling units was started and 77,725 new dwelling units were completed. 67,779 units were in various stages of construction on November 30, 1950.

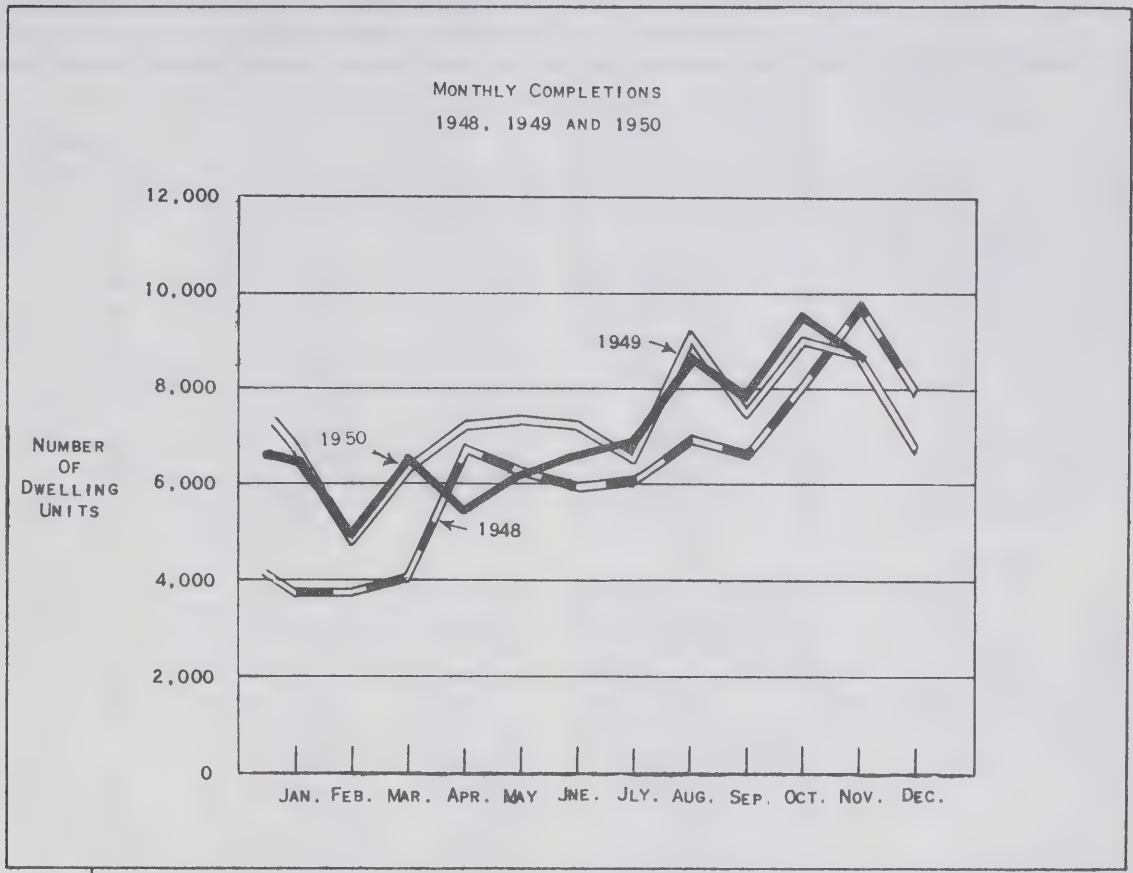
As compared with the corresponding period in 1949, there were slightly over 1,000 more new units started and about 4,000 fewer units



completed in the first eleven months of 1950. The number of units under construction had increased nearly 5,000 from November 30, 1949 to November 30, 1950. Newfoundland is not included in the comparison as data for that province is not available for 1949.

Dwelling units completed in November, 1950, averaged 6.6 months building time as compared to an average of 6.3 months under construction for dwellings completed in November, 1949.

About 26 per cent of the dwellings completed in 1950 to the end of November were built for renting or virtually the same proportion as for the corresponding period in 1949.



These estimates as well as other statistics contained in this bulletin are the results of a nation-wide survey carried out each month by the Dominion Bureau of Statistics with the co-operation of the Central Mortgage and Housing Corporation. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

A column headed "Adjustments" appears in Table 1. These adjustments can arise in various ways. For example, after a start on a dwelling has been made, construction may cease, or a structure when completed may contain more or less dwelling units than were reported when construction commenced.

Table 1.- Construction of dwelling units in Canada and the provinces.

	Under construction Jan. 1	Jan. 1 to Nov. 30		Adjustments	Under construction Nov. 30
		Started	Completed		
<u>1950</u>					
Canada	59,503	88,397	77,725	- 2,396	67,779
Newfoundland	1,334	2,038	1,112	- 20	2,240
Prince Edward Island	292	332	337	+ 14	301
Nova Scotia	2,326	2,628	2,366	- 26	2,562
New Brunswick	1,274	2,313	2,274	- 23	1,290
Quebec	14,984	27,408	23,703	- 838	17,851
Ontario	23,585	31,116	26,707	- 1,348	26,646
Manitoba	2,781	4,023	4,248	- 22	2,534
Saskatchewan	1,452	2,899	2,385	- 41	1,925
Alberta	4,309	8,476	6,730	- 18	6,037
British Columbia	7,166	7,164	7,863	- 74	6,393
<u>1949</u>					
Canada	56,456	85,260	80,757	- 210	60,749
Newfoundland	..	..	..	- ..	..
Prince Edward Island	203	368	252	- 28	291
Nova Scotia	2,748	2,518	2,722	- 2	2,542
New Brunswick	1,069	1,937	1,697	- 5	1,304
Quebec	13,848	22,640	21,385	- 98	15,005
Ontario	21,112	32,572	28,854	- 108	24,722
Manitoba	2,632	4,967	4,449	- 83	3,067
Saskatchewan	1,853	3,027	3,307	+ 114	1,687
Alberta	5,262	8,130	8,680	- 7	4,705
British Columbia	7,729	9,101	9,411	+ 7	7,426
<u>1948</u>					
Canada	42,215	86,348	68,103	+ 633	61,093
Newfoundland	..	..	..	- ..	..
Prince Edward Island	209	221	170	- 1	259
Nova Scotia	2,161	3,042	2,226	+ 27	3,004
New Brunswick	736	2,241	1,694	- 15	1,268
Quebec	9,076	23,561	18,052	- 40	14,545
Ontario	17,243	28,690	23,935	+ 267	22,265
Manitoba	2,315	4,976	4,074	- 21	3,196
Saskatchewan	1,469	3,304	2,899	+ 20	1,894
Alberta	2,310	9,259	5,286	+ 263	6,546
British Columbia	6,696	11,054	9,767	+ 133	8,116

Note - Newfoundland included only in 1950.

Table 2.- Construction of dwelling units in rural and urban areas by regions

	1950			1949		
	Jan. 1 to Nov. 30		Under construction Nov. 30	Jan. 1 to Nov. 30		Under construction Nov. 30
	Started	Completed		Started	Completed	
Canada	88,397	77,725	67,779	85,260	80,757	60,729
urban	72,359	62,556	53,501	64,025	62,731	47,081
5000 or more	65,196	55,592	45,447	54,284	54,719	38,622
under 5000	7,163	6,964	8,054	9,741	8,012	8,459
rural	16,038	15,169	14,278	21,235	18,026	13,668
non-farm	12,043	11,611	11,473	16,535	13,129	11,226
farm	3,995	3,558	2,805	4,700	4,897	2,442
Newfoundland	2,038	1,112	2,240	..	..	..
urban	506	242	414	..	..	..
5000 or more	506	242	414	..	..	..
under 5000	-	-	-	..	..	..
rural	1,532	870	1,826	..	..	..
non-farm	1,442	830	1,620	..	..	..
farm	90	40	206	..	..	..
Maritime Provinces	5,273	4,977	4,153	4,823	4,671	4,137
urban	3,208	2,989	2,346	2,608	2,621	2,338
5000 or more	2,194	2,329	1,254	1,791	2,388	1,373
under 5000	1,014	660	1,092	817	233	965
rural	2,065	1,988	1,807	2,215	2,050	1,799
non-farm	1,545	1,287	1,247	1,480	1,576	1,078
farm	520	701	560	735	474	721
Quebec	27,408	23,703	17,851	22,640	21,385	15,005
urban	23,923	20,422	15,705	19,562	18,387	13,025
5000 or more	22,707	18,476	14,531	17,770	17,195	11,107
under 5000	1,216	1,946	1,174	1,792	1,192	1,918
rural	3,485	3,281	2,146	3,078	2,998	1,980
non-farm	3,034	2,886	1,814	2,604	2,554	1,704
farm	451	395	332	474	444	276
Ontario	31,116	26,707	26,646	32,572	28,854	24,722
urban	26,594	21,363	20,828	21,827	21,170	16,966
5000 or more	24,559	19,285	18,639	18,971	18,947	14,618
under 5000	2,035	2,078	2,189	2,856	2,223	2,348
rural	4,522	5,344	5,818	10,745	7,684	7,756
non-farm	3,505	4,236	5,078	9,364	6,376	6,775
farm	1,017	1,108	740	1,381	1,308	981

Note - Newfoundland included only in 1950.

Table 2.- Construction of dwelling units in rural and urban areas by region - con.

	1950			1949		
	Jan. 1 to Nov. 30		Under construction Nov. 30	Jan. 1 to Nov. 30		Under construction Nov. 30
	Started	Completed		Started	Completed	
Prairie Provinces	15,398	13,363	10,496	16,124	16,436	9,459
urban	11,762	10,741	8,481	12,733	12,700	8,334
5000 or more	9,460	9,170	5,916	9,518	9,088	6,268
under 5000	2,302	1,571	2,565	3,215	3,612	2,066
rural	3,636	2,622	2,015	3,391	3,736	1,125
non-farm	1,719	1,308	1,068	1,339	1,141	681
farm	1,917	1,314	947	2,052	2,595	444
British Columbia	7,164	7,863	6,393	9,101	9,411	7,426
urban	6,366	6,799	5,727	7,295	7,853	6,418
5000 or more	5,770	6,090	4,693	6,234	7,101	5,256
under 5000	596	709	1,034	1,061	752	1,162
rural	798	1,064	666	1,806	1,558	1,008
non-farm	798	1,064	646	1,748	1,482	988
farm	-	-	20	58	76	20

Table 3.- Construction of dwelling units in urban centre of 5000 or more

	1950			1949		
	Jan. 1 to Nov. 30		Under construction Nov. 30	Jan. 1 to Nov. 30		Under construction Nov. 30
	Started	Completed		Started	Completed	
Newfoundland						
Bell Island	38	28	18	..	..	..
Corner Brook	28	21	23	..	..	..
Grand Falls	55	20	35	..	..	..
St. John's	385	173	338	..	..	..
Prince Edward Island						
Charlottetown	53	37	49	33	57	29
Summerside	139	188	126	45	27	28
Nova Scotia						
Amherst	20	20	12	28	60	16
Halifax	739	645	401	515	745	300
New Glasgow	12	19	18	18	71	32
Springhill	34	47	5	28	23	20

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1950			1949		
	Jan. 1 to Nov. 30		Under cons- truction Nov. 30	Jan. 1 to Nov. 30		Under cons- truction Nov. 30
	Started	Completed		Started	Completed	
Nova Scotia - con.						
Stellarton	9	9	5	8	76	6
Sydney	386	364	328	274	311	336
Truro	46	33	28	42	105	14
Yarmouth	59	73	9	40	66	26
New Brunswick						
Campbellton	13	9	4	10	42	2
Edmundston	51	39	16	38	48	6
Fredericton	53	62	39	58	248	41
Moncton	452	460	189	342	206	265
Saint John	128	324	25	312	303	252
Québec						
Asbestos	84	75	21	42	84	12
Chicoutimi	103	141	41	147	83	87
Drummondville	223	139	114	146	141	56
Granby	257	161	137	115	81	59
Grand'Mère	111	83	44	79	85	35
Hull	326	226	197	117	149	98
Joliette	137	151	66	139	125	104
Jonquière	97	81	31	69	91	9
Kénogami	70	58	15	13	26	-
Lachute	72	42	14	15	14	7
La Tuque	78	73	31	45	59	26
Magog	106	71	44	74	66	16
Montréal	17,715	14,061	11,892	13,486	13,390	8,771
Québec	990	1,222	551	1,255	976	837
Rimouski	151	40	140	35	55	29
Rivière-du-Loup	28	33	28	36	16	33
Rouyn	34	53	57	-	-	36
St.-Hyacinthe	152	124	83	126	116	61
St. Jean	167	159	123	201	174	136
St. Jérôme	142	151	102	144	63	114
St. Joseph d'Alma	74	92	31	86	61	48
St. Joseph de Grantham	25	15	10	19	20	3
Shawinigan Falls	142	83	69	59	112	16
Sherbrooke	407	428	125	398	347	170
Sorel	38	20	25	10	14	12
Thetford Mines	100	86	33	89	82	25
Trois-Rivières	589	412	335	581	573	214
Valleyfield	183	99	129	126	86	47
Victoriaville	106	97	43	118	106	46

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1950			1949		
	Jan. 1 to Nov. 30		Under construction Nov. 30	Jan. 1 to Nov. 30		Under construction Nov. 30
	Started	Completed		Started	Completed	
Ontario						
Barrie	120	159	62	124	107	94
Belleville	125	232	153	151	227	265
Brampton	66	39	60	36	28	36
Brantford	429	465	255	495	420	305
Brockville	52	62	25	68	81	34
Chatham	136	184	77	166	179	165
Cobourg	34	25	33	22	92	25
Collingwood	17	32	11	39	49	29
Cornwall	168	129	100	108	121	61
Dundas	71	32	63	12	38	2
Fort Erie	32	25	18	22	61	13
Fort Frances	24	59	10	52	39	45
Fort William	119	204	87	353	357	205
Galt	108	167	70	133	105	125
Guelph	125	136	88	162	220	121
Hamilton	1,725	1,312	1,397	1,527	1,806	898
Hawkesbury	25	22	14	17	17	12
Ingersoll	39	26	31	38	30	28
Kenora	32	-	58	40	49	18
Kingston	241	223	105	140	201	87
Kitchener	698	663	523	581	831	489
Leamington	27	36	16	20	34	24
Lindsay	19	28	20	48	47	28
London	1,396	1,240	1,099	1,214	1,075	973
Midland	22	28	8	21	18	16
Niagara Falls	75	130	69	298	354	234
North Bay	76	62	50	98	115	64
Orillia	72	71	29	52	87	34
Oshawa	267	163	211	191	203	129
Ottawa	2,829	1,740	1,773	819	910	698
Owen Sound	50	37	37	53	87	28
Parry Sound	28	16	19	11	3	8
Pembroke	115	83	69	68	128	42
Peterborough	318	361	213	386	397	296
Port Arthur	149	208	83	303	308	153
Port Colborne	47	29	32	25	30	17
Port Hope	31	52	30	58	54	55
Preston	42	19	32	25	37	12
Renfrew	43	30	22	24	69	15
St. Catharines	220	233	77	474	508	326
St. Thomas	27	51	25	60	131	49
Sarnia	109	92	152	299	485	292
Sault Ste. Marie	435	318	243	505	429	212
Simcoe	30	23	29	43	68	23

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1950			1949		
	Jan. 1 to Nov. 30		Under construction Nov. 30	Jan. 1 to Nov. 30		Under construction Nov. 30
	Started	Completed		Started	Completed	
Ontario - con.						
Smith's Falls	59	48	24	26	33	14
Stratford	47	97	38	95	124	94
Sudbury	344	218	270	268	265	111
Thorold	36	32	29	40	109	24
Timmins	18	22	24	13	15	34
Toronto	11,512	8,095	9,661	7,721	6,124	6,513
Trenton	386	147	263	23	70	25
Welland	84	92	45	129	180	117
Whitby	58	41	34	48	42	27
Windsor	1,089	1,152	600	1,137	1,183	815
Woodstock	113	95	73	90	167	59
Manitoba						
Brandon	216	191	50	174	254	39
Portage la Prairie	27	48	41	25	3	25
Winnipeg	2,428	2,827	1,617	3,199	2,984	2,275
Saskatchewan						
Moose Jaw	60	57	56	76	139	69
North Battleford	34	28	24	33	72	20
Prince Albert	98	134	69	115	113	105
Regina	495	514	342	700	498	428
Saskatoon	445	425	245	465	326	281
Swift Current	25	27	26	59	129	32
Weyburn	12	13	6	25	65	13
Yorkton	58	30	45	81	159	26
Alberta						
Calgary	2,098	1,754	1,159	1,498	1,835	812
Edmonton	3,048	2,595	1,996	2,609	2,012	1,755
Lethbridge	297	419	152	356	300	311
Medicine Hat	119	108	88	103	199	77
British Columbia						
Kamloops	37	51	24	73	67	43
Kelowna	119	96	64	105	136	56
Nanaimo	137	163	197	276	243	210
Nelson	29	20	19	16	18	11
Prince George	32	20	25	9	2	7
Prince Rupert	18	10	19	8	-	13
Trail	64	89	17	121	275	94
Vancouver	4,523	4,595	3,514	4,528	5,357	3,802
Vernon	43	35	21	22	54	17
Victoria	768	1,011	793	1,076	949	1,003

Table 4.- Monthly starts by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 January	1,675	..	53	251	610	179	582
February	1,894	..	12	590	397	140	755
March	3,109	..	40	1,355	796	134	784
April	8,274	..	487	2,800	2,845	591	1,551
May	11,407	..	999	3,019	3,762	2,555	1,072
June	13,409	..	982	3,613	3,740	3,564	1,510
July	9,684	..	731	2,227	3,773	1,825	1,128
August	11,013	..	947	2,270	3,361	3,090	1,345
September	10,651	..	686	3,079	3,673	2,314	899
October	7,437	..	280	2,075	2,759	1,511	812
November	7,795	..	287	2,282	2,974	1,636	616
December	3,846	..	208	1,421	1,286	352	579
1949 January	3,066	..	37	624	1,248	478	679
February	1,745	..	43	535	781	127	259
March	3,585	..	128	1,386	1,255	185	631
April	8,466	..	304	2,416	3,066	1,790	890
May	12,809	..	817	3,525	4,941	2,539	987
June	10,528	..	613	3,042	3,497	2,391	985
July	9,086	..	609	2,705	3,155	1,629	988
August	8,542	..	678	2,003	2,988	1,880	993
September	10,035	..	702	2,065	4,303	1,621	1,344
October	8,964	..	552	2,182	3,883	1,667	680
November	8,434	..	340	2,157	3,455	1,817	665
December	4,249	..	200	1,556	1,451	441	601
1950 January	2,152	103	130	579	1,077	99	164
February	2,694	-	36	1,136	1,133	181	208
March	4,169	58	135	1,857	1,256	319	544
April	7,422	52	386	3,268	1,644	1,225	847
May	13,647	77	793	4,748	4,196	2,872	961
June	12,065	99	1,004	3,392	3,915	2,524	1,091
July	10,245	425	593	3,111	2,936	2,141	1,039
August	9,306	283	690	2,353	3,433	1,991	556
September	10,245	439	418	2,943	4,232	1,556	657
October	9,773	140	529	2,461	4,341	1,624	678
November	6,679	362	519	1,560	2,953	866	419

Note - Newfoundland included only in 1950.

Table 5.- Monthly completions by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 January	3,736	..	164	564	1,534	610	864
February	3,778	..	174	798	1,451	676	679
March	4,055	..	158	1,525	1,113	613	646
April	6,729	..	277	1,978	2,708	918	848
May	6,284	..	300	1,267	2,803	1,225	689
June	5,946	..	432	1,556	2,175	966	817
July	6,073	..	313	2,067	2,026	620	1,047
August	6,970	..	495	2,062	2,404	777	1,232
September	6,667	..	421	1,988	1,674	1,536	1,048
October	8,164	..	731	2,068	2,923	1,402	1,040
November	9,701	..	625	2,179	3,124	2,916	857
December	7,994	..	719	2,119	2,456	1,736	964
1949 January	6,643	..	325	1,591	2,449	932	1,346
February	4,807	..	358	1,159	1,881	717	692
March	6,388	..	477	1,866	2,066	1,248	731
April	7,251	..	413	2,174	2,329	1,851	484
May	7,374	..	201	1,990	2,880	1,386	917
June	7,275	..	539	1,988	2,454	1,559	735
July	6,538	..	414	2,007	2,352	1,011	804
August	9,109	..	566	2,154	3,614	1,772	1,003
September	7,563	..	398	1,607	2,571	2,041	946
October	9,059	..	365	2,655	3,034	2,037	968
November	8,700	..	615	2,194	3,224	1,882	785
December	6,776	..	444	1,527	2,586	1,358	861
1950 January	6,480	-	490	1,932	2,112	1,326	620
February	4,815	1	341	1,925	1,546	605	397
March	6,578	81	378	2,652	2,112	901	454
April	5,397	17	329	1,832	1,784	847	588
May	6,171	206	338	1,593	2,371	999	664
June	6,527	67	482	2,086	2,324	941	627
July	6,853	89	359	1,883	2,687	946	889
August	8,717	253	735	2,645	3,070	1,255	759
September	7,893	209	366	2,524	2,410	1,184	1,200
October	9,528	96	778	2,415	3,436	2,104	699
November	8,766	93	381	2,216	2,855	2,255	966

Note - Newfoundland included only in 1950.

Table 6.- Dwelling units completed during November, 1950, by time under construction for Canada and the provinces.

	Total	Months				Over 1 year	Unknown
		1-3	4-6	7-9	10-12		
Canada	8,766	1,820	4,230	1,141	369	1,169	37
Newfoundland	93	22	32	-	-	2	37
Prince Edward Island	10	1	7	-	-	2	-
Nova Scotia	289	37	146	9	2	95	-
New Brunswick	82	15	57	3	-	7	-
Quebec	2,216	570	984	560	46	56	-
Ontario	2,855	578	1,237	366	174	500	-
Manitoba	718	239	311	40	42	86	-
Saskatchewan	517	151	286	11	27	42	-
Alberta	1,020	78	736	17	35	154	-
British Columbia	966	129	434	135	43	225	-

Table 7.- Dwelling units completed during November, 1950, by time under construction as a percentage of total completions for Canada and regions

	Total	Months				Over 1 year
		1-3	4-6	7-9	10-12	
Canada	% 100	% 21	% 49	% 13	% 4	% 13
Newfoundland	100	39	57	-	-	4
Maritime Provinces	100	14	55	3	1	27
Quebec	100	26	44	25	2	3
Ontario	100	20	43	13	6	18
Prairie Provinces	100	21	59	3	5	12
British Columbia	100	13	45	14	5	23

Table 3. - Completions by month by average time under construction

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 average	6.5	..	6.5	5.5	6.8	6.3	7.5
1949 average	7.0	..	7.9	6.4	7.5	6.0	8.1
1948 January	7.7	..	6.0	6.8	8.7	6.7	8.1
February	6.8	..	7.5	4.5	7.1	7.2	8.2
March	7.1	..	9.5	6.0	7.4	7.6	8.0
April	7.2	..	6.8	6.6	7.2	7.9	8.0
May	7.2	..	6.1	7.1	6.7	8.1	8.1
June	6.8	..	7.6	6.2	7.1	7.5	6.6
July	6.1	..	6.4	4.5	7.4	6.9	7.0
August	6.2	..	5.5	4.6	6.8	6.3	7.7
September	5.4	..	5.4	4.2	7.0	4.9	6.3
October	6.1	..	6.1	5.1	6.6	5.1	7.7
November	6.0	..	6.7	6.1	5.7	5.5	7.8
December	6.4	..	6.7	5.8	6.5	6.1	7.5
1949 January	7.0	..	7.6	7.7	6.4	6.2	7.6
February	7.3	..	8.6	6.6	8.0	6.4	6.6
March	7.9	..	9.9	6.9	8.2	7.4	8.7
April	7.9	..	9.4	7.6	8.0	7.5	8.3
May	8.0	..	8.5	7.0	8.5	7.3	9.7
June	7.4	..	7.9	6.4	8.2	6.6	8.5
July	7.3	..	9.9	6.0	7.8	6.9	8.7
August	6.9	..	6.5	5.8	8.4	5.1	7.6
September	5.9	..	5.9	5.4	6.4	4.8	8.0
October	6.1	..	7.4	5.5	6.5	5.2	8.2
November	6.3	..	7.1	6.5	6.3	5.2	7.3
December	6.5	..	6.2	6.0	7.3	5.3	7.5
1950 January	6.8	-	8.4	5.9	7.2	6.6	7.7
February	7.2	-	7.3	6.2	7.4	8.3	9.6
March	7.0	3.0	7.5	6.4	7.2	7.1	9.6
April	7.6	2.0	7.6	7.3	8.0	7.1	8.6
May	8.5	9.4	7.9	7.8	8.6	7.2	12.2
June	7.9	7.7	9.2	5.9	8.5	7.4	11.6
July	7.1	5.3	7.6	5.4	7.9	6.9	8.1
August	6.6	6.1	4.3	6.4	7.5	5.4	8.2
September	6.4	4.3	5.1	5.7	6.8	4.8	9.4
October	6.4	3.6	5.2	6.3	7.3	5.1	8.3
November	6.6	4.0	8.9	5.4	7.1	6.1	8.7

Note - Newfoundland included only in 1950.

Table 9.- Completions during the first eleven months of 1950
by type of dwelling for Canada and the provinces.

	Total	One-family detached	Two-family detached	Row or terrace	Apartment or flat	other
Canada	77,725	60,060	6,442	145	10,913	165
Newfoundland	1,112	1,110	2	-	-	-
Prince Edward Island	337	323	4	-	10	-
Nova Scotia	2,366	2,249	52	-	65	-
New Brunswick	2,274	1,875	126	4	266	3
Quebec	23,703	10,703	5,792	41	7,082	85
Ontario	26,707	24,111	144	100	2,328	24
Manitoba	4,248	3,927	40	-	257	24
Saskatchewan	2,385	2,385	-	-	-	-
Alberta	6,730	6,292	114	-	306	18
British Columbia	7,863	7,085	168	-	599	11

Table 10.- Rental units completed during the first eleven months of 1950 under
the management of Central Mortgage and Housing Corporation.

	Total	One-family detached	Two-family detached	Row or terrace	Apartment or flat	Other
Canada	5,862	5,588	266	-	8	-
Newfoundland	50	50	-	-	-	-
Prince Edward Island	150	150	-	-	-	-
Nova Scotia	286	286	-	-	-	-
New Brunswick	278	278	-	-	-	-
Quebec	748	486	262	-	-	-
Ontario	2,194	2,190	4	-	-	-
Manitoba	784	784	-	-	-	-
Saskatchewan	223	223	-	-	-	-
Alberta	360	360	-	-	-	-
British Columbia	789	781	-	-	8	-

Appendix 1 : Definitions

(a) The count of dwellings which are started, completed and under construction includes only new residential construction intended for year-round occupancy. Seasonal dwellings such as summer cottages, ski shacks, etc., are not counted. Dwellings which are occupied, even if unfinished, are regarded as completed for the purposes of this survey.

(b) Types of dwelling

- (i) 1-family detached: a one-family house open on all four sides, i.e., not joined to other buildings;
- (ii) 2-family detached: a two-family house which contains only two dwelling units, either one above the other open on all four sides, or two units side by side each open on three sides, sometimes known as a semi-detached house;
- (iii) row or terrace: a one-family or two-family house in a row of three or more attached houses with common or adjacent walls;
- (iv) apartment or flat: an apartment or flat is (a) a residential structure containing three or more dwelling units, or (b) a structure used for business purposes which contains one or more dwelling units (e.g., living quarters in an office building or factory, living quarters over a store, etc.); and
- (v) other: any type of dwelling which does not fall into one of the above classifications.

(c) For the purpose of this survey, a dwelling unit is defined as a structurally separate set of living quarters having its own entrance from outside of the building, or from a common passage inside. The number of dwelling units in a structure will be the number of households the structure is intended to accommodate.

(d) For the purpose of this survey, a farm must contain at least one acre and must yield agricultural produce valued at \$50. or more per year.

Appendix 2: Reliability of the estimates

Since the estimates in this report are partially based on a sample survey, they are subject to sampling variability. This sampling variability is not present in the data on the municipalities of 5,000 and over. When the estimates include an element derived from the sample survey, the sampling error increases as the size of the estimate decreases. Care should be taken, therefore, in interpreting the precision of some of the estimates. The estimate of unfinished dwellings for the whole of Canada should be within 5 per cent of the figures which would have been obtained from a complete count.

The estimates presented in the tables are shown to the last digit instead of being rounded, not because they are assumed to be accurate to the last digit, but rather for convenience in summation and economy in processing the tabulations.

In addition to sampling variation, all the estimates are subject to errors of enumeration. However, these should be very small as the survey for the most part can

be carried on without interview with a consequent elimination of all types of respondent error. A complete count by the same enumerators would contain the same enumerative error.

Appendix 3 : Metropolitan areas

Some cities in Canada have reasonably well defined suburban areas which, for the purposes of the survey of starts and completions of dwelling units, have been included under the name of the principal city. A list of the municipalities included in these metropolitan areas is given in Housing Bulletin No. 12 pp. 17-19.

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GOVERNMENT OF CANADA

NEW RESIDENTIAL CONSTRUCTION

JANUARY 1 TO DECEMBER 31, 1950



DOMINION BUREAU OF STATISTICS

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Vol. 3

No. 11

NEW RESIDENTIAL CONSTRUCTION

CONSTRUCTION OF DWELLING UNITS IN CANADA
FROM JANUARY 1 TO DECEMBER 31, 1950

(IN 1948 AND 1949, ISSUED AS
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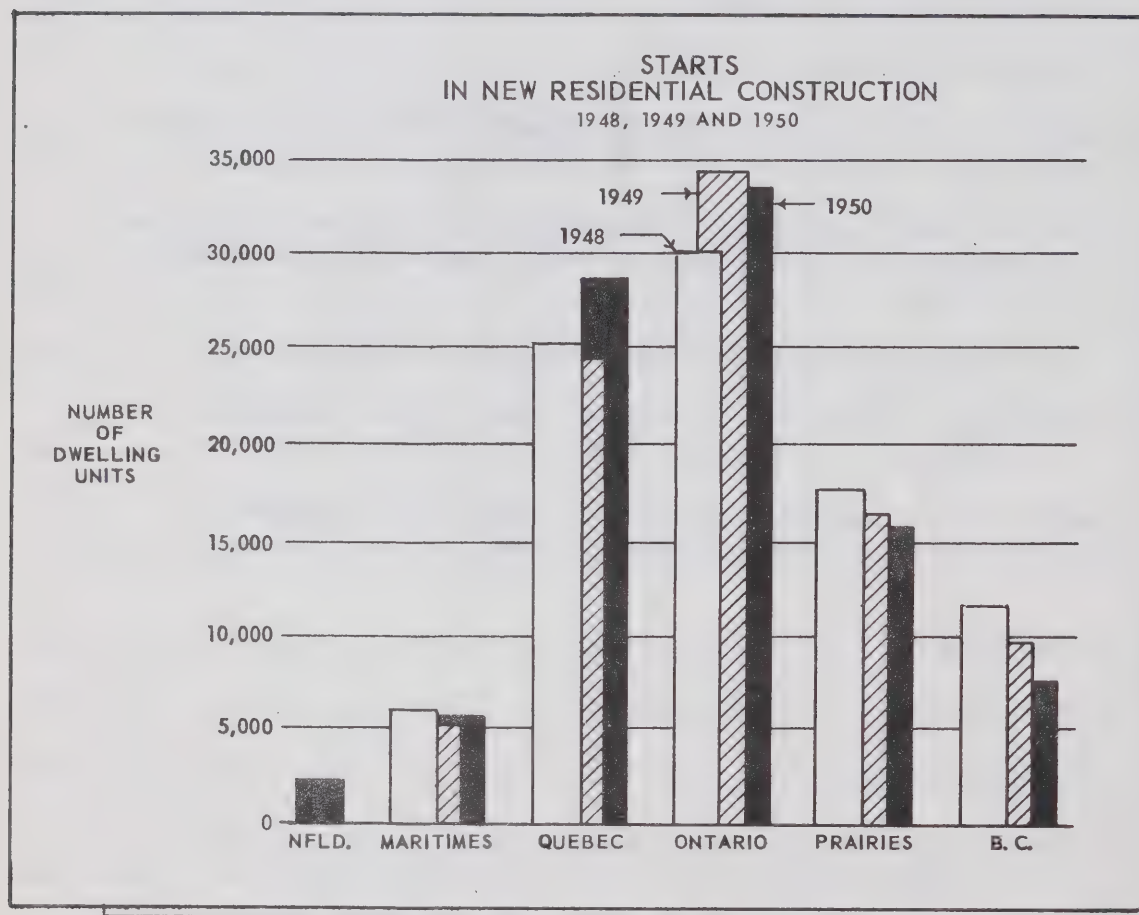
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NEW RESIDENTIAL CONSTRUCTION

Completion of dwelling units in Canada during 1950 numbered an estimated 91,754 units, of which 89,015 were new dwellings, the remainder having been added by conversion of existing structures. 92,531 new dwelling units were started during the year. On December 31, 1950 there were 60,538 unfinished dwelling units in various stages of construction.

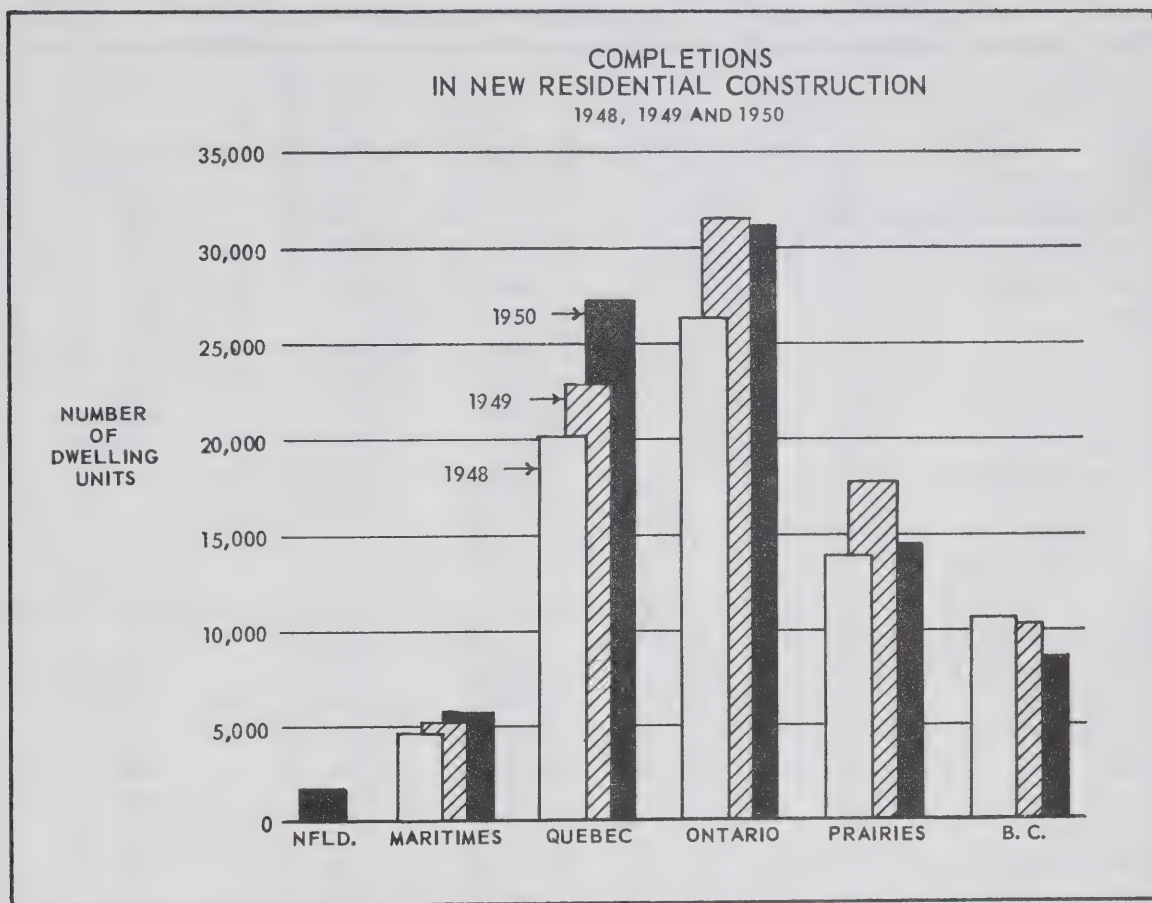
Excluding Newfoundland, for which there are no data before 1950, there was an increase from 1949 of nearly 1,000 in new dwellings started and a decrease of about the same number in total units completed. About 1,000 more new dwelling units were under construction at the end of the year than at January 1, 1950.



Regionally, starts and completions during 1950 were up over 1949 by 18 and 19 per cent respectively in Quebec and by about 7 per cent in both cases in the Maritimes. These increases were counterbalanced by decreases in starts of 6 and 22 per cent in the Prairies and British Columbia and in completions of 17 per cent in both of these regions. Building activity in Ontario was slightly lower during 1950.

The average time required to build dwelling units completed in 1950 was 7.1 months as compared with 7.0 months for dwellings completed in 1949.

It is estimated from analysis of the type of dwellings built in 1950 that nearly 26 per cent of them were for rental purposes. This was about the same proportion as in 1949.



These estimates as well as other statistics contained in this bulletin are the results of a nation-wide survey carried out each month by the Dominion Bureau of Statistics with the co-operation of the Central Mortgage and Housing Corporation. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

A column headed "Adjustments" appears in Table 1. These adjustments can arise in various ways. For example, after a start on a dwelling has been made, construction may cease, or a structure when completed may contain more or less dwelling units than were reported when construction commenced.

Table 1.- Construction of dwelling units in Canada and the provinces.

	Under construction Jan. 1	Jan. 1 to Dec. 31		Adjustments	Under construction Dec. 31
		Started	Completed		
<u>1950</u>					
Canada	59,503	92,531	89,015	- 2,481	60,538
Newfoundland	1,334	2,090	1,716	- 20	1,688
Prince Edward Island	292	333	375	+ 13	263
Nova Scotia	2,326	2,705	2,573	- 26	2,432
New Brunswick	1,274	2,323	2,545	- 23	1,029
Quebec	14,984	28,515	27,237	- 841	15,421
Ontario	23,585	33,430	31,318	- 1,366	24,331
Manitoba	2,781	4,072	4,612	- 43	2,198
Saskatchewan	1,452	2,904	2,813	- 41	1,502
Alberta	4,309	8,623	7,266	- 60	5,606
British Columbia	7,166	7,536	8,560	- 74	6,068
<u>1949</u>					
Canada	56,456	89,509	87,533	- 263	58,169
Newfoundland	..	..	..	- ..	..
Prince Edward Island	203	375	258	- 28	292
Nova Scotia	2,748	2,636	3,056	- 2	2,326
New Brunswick	1,069	2,012	1,801	- 6	1,274
Quebec	13,848	24,196	22,912	- 148	14,984
Ontario	21,112	34,023	31,440	- 110	23,585
Manitoba	2,632	5,039	4,807	- 83	2,781
Saskatchewan	1,853	3,061	3,576	+ 114	1,452
Alberta	5,262	8,465	9,411	- 7	4,309
British Columbia	7,729	9,702	10,272	+ 7	7,166
<u>1948</u>					
Canada	42,215	90,194	76,097	+ 144	56,456
Newfoundland	..	..	..	- ..	..
Prince Edward Island	209	225	230	- 1	203
Nova Scotia	2,161	3,148	2,588	+ 27	2,748
New Brunswick	736	2,339	1,991	- 15	1,069
Quebec	9,076	24,982	20,171	- 39	13,848
Ontario	17,243	29,976	26,391	+ 284	21,112
Manitoba	2,315	5,018	4,561	- 140	2,632
Saskatchewan	1,469	3,354	3,211	+ 241	1,853
Alberta	2,310	9,519	6,223	- 344	5,262
British Columbia	6,696	11,633	10,731	+ 131	7,729

Table 2. - Construction of dwelling units in rural and urban areas by regions.

	1950			1949		
	Jan. 1 to Dec. 31		Under construction Dec. 31	Jan. 1 to Dec. 31		Under construction Dec. 31
	Started	Completed		Started	Completed	
Canada	92,531	89,015	60,538	89,509	87,533	58,169
urban	75,891	70,522	48,982	67,868	68,327	45,275
5000 or more	68,599	62,847	41,510	58,125	59,785	37,344
under 5000	7,292	7,675	7,472	9,743	8,542	7,931
rural	16,640	18,493	11,556	21,641	19,206	12,894
non-farm	12,618	14,448	9,211	16,853	14,021	10,652
farm	4,022	4,045	2,345	4,788	5,185	2,242
Newfoundland	2,090	1,716	1,688	..	..	..
urban	512	377	285	..	..	..
5000 or more	512	377	285	..	..	..
under 5000	-	-	-	..	..	..
rural	1,578	1,339	1,403	..	..	..
non-farm	1,488	1,253	1,243	..	..	..
farm	90	86	160	..	..	..
Maritime Provinces	5,361	5,493	3,724	5,023	5,115	3,892
urban	3,296	3,359	2,063	2,765	2,939	2,176
5000 or more	2,271	2,555	1,104	2,029	2,594	1,404
under 5000	1,025	804	959	736	345	772
rural	2,065	2,134	1,661	2,258	2,176	1,716
non-farm	1,545	1,433	1,101	1,480	1,679	975
farm	520	701	560	778	497	741
Quebec	28,515	27,237	15,421	24,196	22,912	14,984
urban	25,030	23,264	13,967	21,116	19,874	13,042
5000 or more	23,788	21,121	12,964	19,309	18,653	11,138
under 5000	1,242	2,143	1,003	1,807	1,221	1,904
rural	3,485	3,973	1,454	3,080	3,038	1,942
non-farm	3,034	3,530	1,170	2,606	2,594	1,666
farm	451	443	284	474	444	276
Ontario	33,430	31,318	24,331	34,023	31,440	23,585
urban	28,428	24,267	19,740	23,107	23,144	16,270
5000 or more	26,355	22,052	17,650	20,193	20,789	13,996
under 5000	2,073	2,215	2,090	2,914	2,355	2,274
rural	5,002	7,051	4,591	10,916	8,296	7,315
non-farm	3,958	5,784	3,983	9,490	6,835	6,442
farm	1,044	1,267	608	1,426	1,461	873

Table 2.- Construction of dwelling units in rural and urban areas by regions - con.

	1950			1949		
	Jan. 1 to Dec. 31		Under construction Dec. 31	Jan. 1 to Dec. 31		Under construction Dec. 31
	Started	Completed		Started	Completed	
Prairie Provinces	15,599	14,691	9,306	16,565	17,794	8,542
urban	11,963	11,835	7,525	13,174	13,922	7,553
5000 or more	9,640	10,031	5,172	9,952	10,071	5,719
under 5000	2,323	1,804	2,353	3,222	3,851	1,834
rural	3,636	2,856	1,781	3,391	3,872	989
non-farm	1,719	1,308	1,308	1,339	1,165	657
farm	1,917	1,548	713	2,052	2,707	332
British Columbia	7,536	8,560	6,068	9,702	10,272	7,166
urban	6,662	7,420	5,402	7,706	8,448	6,234
5000 or more	6,033	6,711	4,335	6,642	7,678	5,087
under 5000	629	709	1,067	1,064	770	1,147
rural	874	1,140	666	1,996	1,824	932
non-farm	874	1,140	646	1,938	1,748	912
farm	-	-	20	58	76	20

Table 3.- Construction of dwelling units in urban centres of 5000 or more

	1950			1949		
	Jan. 1 to Dec. 31		Under construction Dec. 31	Jan. 1 to Dec. 31		Under construction Dec. 31
	Started	Completed		Started	Completed	
Newfoundland						
Bell Island	38	30	16	..	..	..
Corner Brook	28	21	23	..	..	..
Grand Falls	56	27	29	..	..	..
St. John's	390	299	217	..	..	..
Prince Edward Island						
Charlottetown	54	48	39	37	57	33
Summerside	139	201	112	198	33	175
Nova Scotia						
Amherst	20	25	7	29	64	13
Halifax	800	708	399	547	780	297
New Glasgow	12	24	13	19	79	25
Springhill	34	48	4	28	25	18

Note - Newfoundland included only in 1950.

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1950			1949		
	Jan. 1 to Dec. 31		Under construction Dec. 31	Jan. 1 to Dec. 31		Under construction Dec. 31
	Started	Completed		Started	Completed	
Nova Scotia - con.						
Stellarton	9	9	5	8	77	5
Sydney	387	424	269	283	350	306
Truro	50	37	28	47	109	15
Yarmouth	59	73	9	41	69	24
New Brunswick						
Campbellton	13	12	1	10	44	-
Edmundston	52	46	10	38	50	4
Fredericton	56	74	30	68	254	45
Moncton	456	494	159	353	258	223
Saint John	130	332	19	323	345	221
Québec						
Asbestos	84	79	17	44	86	12
Chicoutimi	106	158	27	153	90	86
Drummondville	227	155	102	152	173	30
Grandby	266	192	115	117	91	51
Grand'Mère	111	87	40	80	98	23
Hull	344	324	117	127	160	97
Joliette	137	155	62	139	147	82
Jonquière	100	87	28	78	94	15
Kénogami	70	63	10	15	29	3
Lachute	79	42	21	15	16	5
La Tuque	78	85	19	45	59	26
Magog	108	79	38	74	72	10
Montréal	18,637	15,826	11,046	14,762	14,394	8,989
Québec	1,059	1,473	369	1,331	1,090	799
Rimouski	151	109	71	35	55	29
Rivière-du-Loup	28	48	13	36	16	33
Rouyn	34	63	47	40	-	76
St.-Hyacinthe	158	139	74	137	133	55
St.-Jean	174	170	119	203	195	117
St.-Jérôme	142	165	88	158	80	111
St.-Joseph d'Alma	77	97	30	96	68	51
St.-Joseph de Grantham	25	18	7	19	23	-
Shawinigan Falls	149	118	41	59	113	15
Sherbrooke	416	522	40	437	408	148
Sorel	38	25	20	10	19	7
Thetford Mines	101	97	23	89	88	19
Trois-Rivières	594	521	230	611	647	170
Valleyfield	183	117	111	128	90	45
Victoriaville	112	107	39	119	119	34

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1950			1949		
	Jan. 1 to Dec. 31		Under construction Dec. 31	Jan. 1 to Dec. 31		Under construction Dec. 31
	Started	Completed		Started	Completed	
Ontario						
Barrie	126	117	50	128	125	80
Belleville	125	359	15	157	238	260
Brampton	71	46	58	36	31	33
Brantford	459	522	228	506	441	295
Brockville	53	67	21	71	83	35
Chatham	141	195	71	176	229	125
Cobourg	35	28	31	22	93	24
Collingwood	17	32	11	39	52	26
Cornwall	184	153	92	108	121	61
Dundas	71	41	54	12	42	3
Fort Erie	32	25	18	24	65	11
Fort Frances	24	61	8	52	39	45
Fort William	119	220	71	353	390	172
Galt	113	189	53	149	117	129
Guelph	132	168	63	176	256	99
Hamilton	1,789	1,511	1,262	1,790	1,909	1,052
Hawkesbury	28	25	14	17	18	11
Ingersoll	40	28	30	40	38	22
Kenora	32	37	21	40	49	18
Kingston	258	246	99	146	207	87
Kitchener	743	748	483	627	881	485
Leamington	30	38	17	27	40	25
Lindsay	19	30	18	52	50	29
London	1,475	1,325	1,092	1,329	1,204	959
Midland	22	32	4	21	19	15
Niagara Falls	79	144	55	308	376	222
North Bay	76	75	37	105	149	37
Orillia	77	79	26	52	92	29
Oshawa	273	244	136	192	226	107
Ottawa	2,889	1,938	1,635	933	975	747
Owen Sound	51	41	34	55	93	24
Parry Sound	28	23	12	11	4	7
Pembroke	115	91	61	75	140	37
Peterborough	321	389	187	395	434	268
Port Arthur	149	218	73	305	321	142
Port Colborne	48	32	30	25	31	16
Port Hope	33	54	30	58	58	51
Preston	44	27	26	28	43	9
Renfrew	43	35	17	29	80	9
St. Catherines	232	247	75	506	574	292
St. Thomas	30	56	23	70	141	49
Sarnia	112	100	147	302	525	255
Sault Ste. Marie	435	461	100	508	518	126
Simcoe	30	24	28	49	75	22

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1950			1949		
	Jan. 1 to Dec. 31		Under construction Dec. 31	Jan. 1 to Dec. 31		Under construction Dec. 31
	Started	Completed		Started	Completed	
Ontario - con.						
Smith's Falls	60	51	22	28	36	13
Stratford	47	100	35	95	128	90
Sudbury	345	254	235	279	284	103
Thorold	41	39	27	41	109	25
Timmins	18	27	19	13	21	28
Toronto	12,847	9,373	9,718	8,114	6,712	6,318
Trenton	386	171	239	23	70	25
Welland	88	99	42	135	195	107
Whitby	64	52	29	48	50	19
Windsor	1,141	1,196	607	1,218	1,416	663
Woodstock	115	109	61	95	176	55
Manitoba						
Brandon	246	195	76	180	272	27
Portage la Prairie	27	48	41	62	3	62
Winnipeg	2,447	3,070	1,372	3,228	3,228	2,060
Saskatchewan						
Moose Jaw	60	63	50	77	153	56
North Battleford	34	42	10	33	73	19
Prince Albert	98	142	61	115	113	105
Regina	496	575	282	723	584	365
Saskatoon	448	484	189	472	370	244
Swift Current	25	31	22	61	133	30
Weyburn	12	13	6	25	71	7
Yorkton	59	46	30	82	169	17
Alberta						
Calgary	2,134	1,976	923	1,636	1,986	799
Edmonton	3,132	2,776	1,899	2,749	2,361	1,546
Lethbridge	303	453	132	403	356	302
Medicine Hat	119	117	79	106	199	80
British Columbia						
Kamloops	38	54	22	73	71	39
Kelowna	121	111	51	106	143	50
Nanaimo	143	174	192	305	259	223
Nelson	29	20	19	16	18	11
Prince George	32	20	25	19	6	13
Prince Rupert	18	10	19	8	-	13
Trail	64	89	17	121	275	94
Vancouver	4,733	5,028	3,291	4,784	5,831	3,584
Vernon	43	39	17	22	54	17
Victoria	812	1,166	682	1,188	1,021	1,043

Table 4.- Monthly starts by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 January	1,675	..	53	251	610	179	582
February	1,894	..	12	590	397	140	755
March	3,109	..	40	1,355	796	134	784
April	8,274	..	487	2,800	2,845	591	1,551
May	11,407	..	999	3,019	3,762	2,555	1,072
June	13,409	..	982	3,613	3,740	3,564	1,510
July	9,684	..	731	2,227	3,773	1,825	1,128
August	11,013	..	947	2,270	3,361	3,090	1,345
September	10,651	..	686	3,079	3,673	2,314	899
October	7,437	..	280	2,075	2,759	1,511	812
November	7,795	..	287	2,282	2,974	1,636	616
December	3,846	..	208	1,421	1,286	352	579
1949 January	3,066	..	37	624	1,248	478	679
February	1,745	..	43	535	781	127	259
March	3,585	..	128	1,386	1,255	185	631
April	8,466	..	304	2,416	3,066	1,790	890
May	12,809	..	817	3,525	4,941	2,539	987
June	10,528	..	613	3,042	3,497	2,391	985
July	9,086	..	609	2,705	3,155	1,629	988
August	8,542	..	678	2,003	2,988	1,880	993
September	10,035	..	702	2,065	4,303	1,621	1,344
October	8,964	..	552	2,182	3,883	1,667	680
November	8,434	..	340	2,157	3,455	1,817	665
December	4,249	..	200	1,556	1,451	441	601
1950 January	2,152	103	130	579	1,077	99	164
February	2,694	-	36	1,136	1,133	181	208
March	4,169	58	135	1,857	1,256	319	544
April	7,422	52	386	3,268	1,644	1,225	847
May	13,647	77	793	4,748	4,196	2,872	961
June	12,065	99	1,004	3,392	3,915	2,524	1,091
July	10,245	425	593	3,111	2,936	2,141	1,039
August	9,306	283	690	2,353	3,433	1,991	556
September	10,245	439	418	2,943	4,232	1,556	657
October	9,773	140	529	2,461	4,341	1,624	678
November	6,679	362	519	1,560	2,953	866	419
December	4,134	52	88	1,107	2,314	201	372

Note - Newfoundland included only in 1950.

Table 5.- Monthly completions by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 January	3,736	..	164	564	1,534	610	864
February	3,778	..	174	798	1,451	676	679
March	4,055	..	158	1,525	1,113	613	646
April	6,729	..	277	1,978	2,708	918	848
May	6,284	..	300	1,267	2,803	1,225	689
June	5,946	..	432	1,556	2,175	966	817
July	6,073	..	313	2,067	2,026	620	1,047
August	6,970	..	495	2,062	2,404	777	1,232
September	6,667	..	421	1,988	1,674	1,536	1,048
October	8,164	..	731	2,068	2,923	1,402	1,040
November	9,701	..	625	2,179	3,124	2,916	857
December	7,994	..	719	2,119	2,456	1,736	964
1949 January	6,643	..	325	1,591	2,449	932	1,346
February	4,807	..	358	1,159	1,881	717	692
March	6,388	..	477	1,866	2,066	1,248	731
April	7,251	..	413	2,174	2,329	1,851	484
May	7,374	..	201	1,990	2,880	1,386	917
June	7,275	..	539	1,988	2,454	1,559	735
July	6,588	..	414	2,007	2,352	1,011	804
August	9,109	..	566	2,154	3,614	1,772	1,003
September	7,563	..	398	1,607	2,571	2,041	946
October	9,059	..	365	2,655	3,034	2,037	968
November	8,700	..	615	2,194	3,224	1,882	785
December	6,776	..	444	1,527	2,586	1,358	861
1950 January	6,480	-	490	1,932	2,112	1,326	620
February	4,815	1	341	1,925	1,546	605	397
March	6,578	81	378	2,652	2,112	901	454
April	5,397	17	329	1,832	1,784	847	588
May	6,171	206	338	1,593	2,371	999	664
June	6,527	67	482	2,086	2,324	941	627
July	6,853	89	359	1,883	2,687	946	889
August	8,717	253	735	2,645	3,070	1,255	759
September	7,893	209	366	2,524	2,410	1,184	1,200
October	9,528	96	778	2,415	3,436	2,104	699
November	8,766	93	381	2,216	2,855	2,255	966
December	11,290	604	516	3,534	4,611	1,328	697

Note - Newfoundland included only in 1950.

Table 6.- Dwelling units completed during December, 1950, by time under construction for Canada and the provinces.

	Total	Months				Over 1 year	Unknown
		1-3	4-6	7-9	10-12		
Canada	11,290	1,930	4,614	2,552	286	1,690	218
Newfoundland	604	60	142	18	94	72	218
Prince Edward Island	38	1	30	7	-	-	-
Nova Scotia	207	34	121	26	-	26	-
New Brunswick	271	75	167	25	-	4	-
Quebec	3,534	811	1,234	1,425	28	36	-
Ontario	4,611	574	1,854	756	112	1,315	-
Manitoba	364	116	173	31	-	44	-
Saskatchewan	428	133	214	64	1	16	-
Alberta	536	67	349	51	-	69	-
British Columbia	697	59	330	149	51	108	-

Table 7.- Dwelling units completed during December, 1950, by time under construction as a percentage of total completions for Canada and regions.

	Total	Months				Over 1 year
		1-3	4-6	7-9	10-12	
Canada	% 100	% 17	% 42	% 23	% 3	% 15
Newfoundland	100	15	37	5	24	19
Maritime Provinces	100	21	62	11	-	6
Quebec	100	23	35	40	1	1
Ontario	100	13	40	16	2	29
Prairie Provinces	100	24	55	11	-	10
British Columbia	100	9	47	21	7	16

Table 8.- Completions by month by average time under construction

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 average	6.5	..	6.5	5.5	6.8	6.3	7.5
1949 average	7.0	..	7.9	6.4	7.5	6.0	8.1
1950 average	7.1	6.5	6.8	6.1	7.9	6.2	9.1
1948 January	7.7	..	6.0	6.8	8.7	6.7	8.1
February	6.8	..	7.5	4.5	7.1	7.2	8.2
March	7.1	..	9.5	6.0	7.4	7.6	8.0
April	7.2	..	6.8	6.6	7.2	7.9	8.0
May	7.2	..	6.1	7.1	6.7	8.1	8.1
June	6.8	..	7.6	6.2	7.1	7.5	6.6
July	6.1	..	6.4	4.5	7.4	6.9	7.0
August	6.2	..	5.5	4.6	6.8	6.3	7.7
September	5.4	..	5.4	4.2	7.0	4.9	6.3
October	6.1	..	6.1	5.1	6.6	5.1	7.7
November	6.0	..	6.7	6.1	5.7	5.5	7.8
December	6.4	..	6.7	5.8	6.5	6.1	7.5
1949 January	7.0	..	7.6	7.7	6.4	6.2	7.6
February	7.3	..	8.6	6.6	8.0	6.4	6.6
March	7.9	..	9.9	6.9	8.2	7.4	8.7
April	7.9	..	9.4	7.6	8.0	7.5	8.3
May	8.0	..	8.5	7.0	8.5	7.3	9.7
June	7.4	..	7.9	6.4	8.2	6.6	8.5
July	7.3	..	9.9	6.0	7.8	6.9	8.7
August	6.9	..	6.5	5.8	8.4	5.1	7.6
September	5.9	..	5.9	5.4	6.4	4.8	8.0
October	6.1	..	7.4	5.5	6.5	5.2	8.2
November	6.3	..	7.1	6.5	6.3	5.2	7.3
December	6.5	..	6.2	6.0	7.3	5.3	7.5
1950 January	6.8	-	8.4	5.9	7.2	6.6	7.7
February	7.2	-	7.3	6.2	7.4	8.3	9.6
March	7.0	3.0	7.5	6.4	7.2	7.1	9.6
April	7.6	2.0	7.6	7.3	8.0	7.1	8.6
May	8.5	9.4	7.9	7.8	8.6	7.2	12.2
June	7.9	7.7	9.2	5.9	8.5	7.4	11.6
July	7.1	5.3	7.6	5.4	7.9	6.9	8.1
August	6.6	6.1	4.3	6.4	7.5	5.4	8.2
September	6.4	4.3	5.1	5.7	6.8	4.8	9.4
October	6.4	3.6	5.2	6.3	7.3	5.1	8.3
November	6.8	2.0	5.9	5.4	7.1	5.1	8.7
December	7.8	8.9	5.9	5.7	10.0	5.7	8.5

Note - Newfoundland included only in 1950.

Table 9.- Completions during 1950 by type of dwelling
for Canada and the provinces.

	Total	One-family detached	Two-family detached	Row or Terrace	Apartment or flat	Other
Canada	89,015	68,685	7,376	145	12,540	269
Newfoundland	1,716	1,714	2	-	-	-
Prince Edward Island	375	361	4	-	10	-
Nova Scotia	2,573	2,452	52	-	69	-
New Brunswick	2,545	2,044	126	4	266	105
Quebec	27,237	12,589	6,668	41	7,852	87
Ontario	31,318	27,942	188	100	3,064	24
Manitoba	4,612	4,290	40	-	258	24
Saskatchewan	2,813	2,813	-	-	-	-
Alberta	7,266	6,804	126	-	318	18
British Columbia	8,560	7,676	170	-	703	11

Table 10.- Rental units completed during 1950 under the
management of Central Mortgage & Housing Corporation.

	Total	One-family detached	Two-family detached	Row or Terrace	Apartment or flat	Other
Canada	6,162	5,888	266	-	8	-
Newfoundland	50	50	-	-	-	-
Prince Edward Island	159	159	-	-	-	-
Nova Scotia	286	286	-	-	-	-
New Brunswick	297	297	-	-	-	-
Quebec	748	486	262	-	-	-
Ontario	2,308	2,304	4	-	-	-
Manitoba	320	320	-	-	-	-
Saskatchewan	245	245	-	-	-	-
Alberta	432	432	-	-	-	-
British Columbia	817	809	-	-	8	-

Appendix 1: Definitions

(a) The count of dwellings which are started, completed and under construction includes only new residential construction intended for year-round occupancy. Seasonal dwellings such as summer cottages, ski shacks, etc., are not counted. Dwellings which are occupied, even if unfinished, are regarded as completed for the purposes of this survey.

(b) Types of dwelling

- (i) 1-family detached: a one-family house open on all four sides, i.e., not joined to other buildings;
- (ii) 2-family detached: a two-family house which contains only two dwelling units, either one above the other open on all four sides, or two units side by side each open on three sides, sometimes known as a semi-detached house;
- (iii) row or terrace: a one-family or two-family house in a row of three or more attached houses with common or adjacent walls;
- (iv) apartment or flat: an apartment or flat is (a) a residential structure containing three or more dwelling units, or (b) a structure used for business purposes which contains one or more dwelling units (e.g., living quarters in an office building or factory, living quarters over a store, etc.); and
- (v) other: any type of dwelling which does not fall into one of the above classifications.

(c) For the purpose of this survey, a dwelling unit is defined as a structurally separate set of living quarters having its own entrance from outside of the building, or from a common passage inside. The number of dwelling units in a structure will be the number of households the structure is intended to accommodate.

(d) For the purpose of this survey, a farm must contain at least one acre and must yield agricultural produce valued at \$50 or more per year.

Appendix 2: Reliability of the estimates

Since the estimates in this report are partially based on a sample survey, they are subject to sampling variability. This sampling variability is not present in the data on the municipalities of 5,000 and over. When the estimates include an element derived from the sample survey, the sampling error increases as the size of the estimate decreases. Care should be taken, therefore, in interpreting the precision of some of the estimates. The estimate of unfinished dwellings for the whole Canada should be within 5 per cent of the figures which would have been obtained from a complete count.

The estimates presented in the tables are shown to the last digit instead of being rounded, not because they are assumed to be accurate to the last digit, but rather for convenience in summation and economy in processing the tabulations.

In addition to sampling variation, all the estimates are subject to errors of enumeration. However, these should be very small as the survey for the most part can be carried on without interview with a consequent elimination of all types of respondent error. A complete count by the same enumerators would contain the same enumerative error.

Appendix 3: Metropolitan areas

Some cities in Canada have reasonably well defined suburban areas which, for the purposes of the survey of starts and completions of dwelling units, have been included under the name of the principal city. A list of the municipalities included in these metropolitan areas is given in Housing Bulletin No. 12 p.p. 17-19.

Appendix 4.- Dwelling units added by conversion during 1950 for Canada and the Provinces.

	Total	Urban Centres of 5,000 or more	Other
Canada	2,739	2,039	700
Newfoundland	-	-	-
Prince Edward Island	18	12	6
Nova Scotia	24	18	6
New Brunswick	46	35	11
Quebec	886	618	268
Ontario	1,178	911	267
Manitoba	102	78	24
Saskatchewan	26	19	7
Alberta	182	142	40
British Columbia	277	206	71

4-002

UNIVERSITY OF TORONTO
DEPT. OF POLITICAL ECONOMY

GOVERNMENT OF CANADA

NEW RESIDENTIAL CONSTRUCTION

JANUARY 1 TO JANUARY 31, 1951



DOMINION BUREAU OF STATISTICS
Department of Trade and Commerce

Vol. 4

No. 1

NEW RESIDENTIAL CONSTRUCTION

CONSTRUCTION OF DWELLING UNITS IN CANADA
FROM JANUARY 1 TO JANUARY 31, 1951

(IN 1948 AND 1949, ISSUED AS
HOUSING BULLETINS NO'S 1 TO 24)

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NEW RESIDENTIAL CONSTRUCTION

The number of dwelling units commenced in January, 1951 is estimated at 2771. This compares with last year's estimate for Canada of 2152 dwelling units for the same month, an increase of approximately 29 per cent. Completions for the month of January were estimated at 6950 as compared with 6480, for the same period in 1950.

At the end of January, 1951 there was still a large number of dwelling units under construction. 55,261 units remain uncompleted. This is almost identical with the 55,125 units under construction at the end of January, 1950.

The average length of time required to build a dwelling unit completed during the month of January of this year was estimated at 7.1 months, which is about the same as that reported for January, 1950.

It is estimated from the types of dwelling units being constructed that approximately 25 per cent of those completed in January, 1951 are for rental purposes and that the remainder are owner occupied. This is slightly higher than last January's rental proportion of 22 per cent. During 1950 an estimate of 26 per cent of new dwellings completed were built for rental compared with 26 per cent during 1949 and 25 per cent during 1948.

At the beginning of 1951, a thorough review was made of the "under construction" category to eliminate duplication and cases of reported starts on which construction had been abandoned. This resulted in a reduction of the "under construction" figure as at the end of 1950 from 60,538 to 59,443. More specific information regarding the location of National Defence housing projects indicated that a considerable number adjacent to incorporated urban municipalities had previously been reported as being actually within the boundaries of these places. In a smaller number of cases, the opposite condition existed. As a consequence, substantial adjustments were made in the "under construction" figures as between urban and rural classification.

These estimates as well as other statistics contained in this bulletin are the results of a nation-wide survey carried out each month by the Dominion Bureau of Statistics with the co-operation of the Central Mortgage and Housing Corporation. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

A column headed "Adjustments" appears in Table 1. These adjustments can arise in various ways. For example, after a start on a dwelling has been made, construction may cease, or a structure when completed may contain more or less dwelling units than were reported when construction commenced.

Table 1.- Construction of dwelling units in Canada and the provinces

	Under construction January 1	Jan. 1 to Jan. 31		Adjustments	Under construction January 31
		Started	Completed		
<u>1951</u>					
Canada	59,443	2,771	6,950	- 3	55,261
Newfoundland	1,950	101	92	- 1	1,958
Prince Edward Island	291	4	104	-	191
Nova Scotia	2,429	38	108	-	2,359
New Brunswick	897	9	98	-	808
Quebec	14,859	760	2,371	- 2	13,246
Ontario	24,215	1,358	2,660	-	22,913
Manitoba	2,093	6	136	-	1,963
Saskatchewan	1,060	11	141	-	930
Alberta	5,803	131	426	-	5,508
British Columbia	5,846	353	814	-	5,385
<u>1950</u>					
Canada	59,503	2,152	6,480	- 50	55,125
Newfoundland	1,334	103	-	-	1,437
Prince Edward Island	292	-	29	-	263
Nova Scotia	2,326	45	250	-	2,121
New Brunswick	1,274	85	211	- 1	1,147
Quebec	14,984	579	1,932	- 6	13,625
Ontario	23,585	1,077	2,112	- 20	22,530
Manitoba	2,781	7	245	15	2,558
Saskatchewan	1,452	17	209	- 9	1,251
Alberta	4,309	75	872	- 13	3,499
British Columbia	7,166	164	620	- 16	6,694
<u>1949</u>					
Canada	56,456	3,066	6,643	- 27	52,852
Newfoundland	..	..	..	..	..
Prince Edward Island	203	-	37	-	166
Nova Scotia	2,748	36	195	-	2,589
New Brunswick	1,069	1	93	- 1	976
Quebec	13,848	624	1,591	-	12,881
Ontario	21,112	1,248	2,449	- 12	19,899
Manitoba	2,632	12	241	- 12	2,391
Saskatchewan	1,853	7	141	-	1,719
Alberta	5,262	459	550	- 2	5,169
British Columbia	7,729	679	1,346	-	7,062

Table 2.- Construction of dwelling units in rural and urban areas by regions

	1951			1950		
	Jan. 1 to Jan. 31		Under cons- truction Jan. 31	Jan. 1 to Jan. 31		Under cons- truction Jan. 31
	Started	Completed		Started	Completed	
Canada	2,771	6,950	55,261	2,152	6,480	55,125
urban	2,449	6,152	40,809	1,958	5,532	41,797
5000 or more	2,337	5,859	37,587	1,958	4,541	34,857
under 5000	112	293	3,222	-	991	6,940
rural	322	798	14,452	194	948	13,328
non-farm	322	670	12,284	161	760	11,061
farm	-	128	2,168	33	188	2,267
Newfoundland	101	92	1,958	103	-	1,437
urban	17	13	346	5	-	175
5000 or more	17	13	346	5	-	175
under 5000	-	-	-	-	-	-
rural	84	79	1,612	98	-	1,262
non-farm	84	33	1,542	98	-	1,106
farm	-	46	70	-	-	156
Maritime Provinces	51	310	3,358	130	490	3,531
urban	51	168	1,557	130	305	2,000
5000 or more	51	168	1,289	130	161	1,372
under 5000	-	-	268	-	144	628
rural	-	142	1,801	-	185	1,531
non-farm	-	100	1,321	-	91	884
farm	-	42	480	-	94	647
Quebec	760	2,371	13,246	579	1,932	13,625
urban	760	2,351	11,859	579	1,866	11,749
5000 or more	648	2,323	11,074	579	1,306	10,405
under 5000	112	28	785	-	560	1,344
rural	-	20	1,387	-	66	1,876
non-farm	-	20	1,359	-	66	1,600
farm	-	-	28	-	-	276
Ontario	1,358	2,660	22,913	1,077	2,112	22,530
urban	1,205	2,185	16,952	993	1,759	15,484
5000 or more	1,205	2,068	16,347	993	1,675	13,294
under 5000	-	117	605	-	84	2,190
rural	153	475	5,961	84	353	7,046
non-farm	153	475	5,314	63	283	6,222
farm	-	-	647	21	70	824

Table 2.- Construction of dwelling units in rural and urban areas by regions - con.

	1951			1950		
	Jan. 1 to Jan. 31		Under construction Jan. 31	Jan. 1 to Jan. 31		Under construction Jan. 31
	Started	Completed		Started	Completed	
Prairie Provinces	148	703	8,401	99	1,326	7,308
urban	148	635	6,001	87	1,124	6,475
5000 or more	148	586	4,711	87	931	4,844
under 5000	-	49	1,290	-	203	1,631
rural	-	68	2,400	12	192	833
non-farm	-	28	1,457	-	168	489
farm	-	40	943	12	24	344
British Columbia	353	814	5,385	164	620	6,694
urban	268	800	4,094	164	468	5,914
5000 or more	268	701	3,820	164	468	4,767
under 5000	-	99	274	-	-	1,147
rural	85	14	1,291	-	152	780
non-farm	85	14	1,291	-	152	760
farm	-	-	-	-	-	20

Table 3.- Construction of dwelling units in urban centres of 5000 or more

	1951			1950		
	Jan. 1 to Jan. 31		Under construction Jan. 31	Jan. 1 to Jan. 31		Under construction Jan. 31
	Started	Completed		Started	Completed	
Newfoundland						
Bell Island	-	2	15	-	-	8
Corner Brook	-	-	23	-	-	16
Grand Falls	-	1	28	-	-	-
St. John's	17	10	280	5	-	151
Prince Edward Island						
Charlottetown	4	8	22	-	-	33
Summerside	-	5	10	-	1	174
Nova Scotia						
Amherst	-	1	6	2	5	10
Halifax	37	51	848	40	46	291
New Glasgow	-	1	12	-	2	23
Springhill	-	-	4	-	1	17

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1951			1950		
	Jan. 1 to Jan. 31		Under construction Jan. 31	Jan. 1 to Jan. 31		Under construction Jan. 31
	Started	Completed		Started	Completed	
Nova Scotia - con.						
Stellarton	-	1	5	1	1	5
Sydney	-	47	202	-	27	279
Truro	1	5	24	2	3	14
Yarmouth	-	2	7	-	9	15
New Brunswick						
Campbellton	-	-	2	-	-	-
Edmundston	-	9	1	-	-	4
Fredericton	1	1	21	-	3	42
Moncton	7	17	87	74	35	261
Saint John	1	20	38	11	28	204
Quebec						
Asbestos	-	8	10	-	7	5
Chicoutimi	4	7	18	-	-	84
Drummondville	4	33	72	-	7	23
Grandby	8	56	66	2	19	34
Grand'Mère	-	16	19	2	5	20
Hull	92	28	177	33	5	125
Joliette	-	15	47	29	7	104
Jonquière	1	6	26	-	-	15
Kénogami	-	3	7	1	-	4
Lachute	-	-	37	1	2	4
La Tuque	-	-	24	-	-	26
Magog	-	4	12	-	4	6
Montréal	371	1,810	9,472	481	1,100	8,367
Québec	108	69	384	8	-	807
Rimouski	-	39	32	-	13	16
Rivière du Loup	-	-	13	-	14	19
Rouyn	-	-	11	-	-	76
St. Hyacinthe	2	22	49	-	-	55
St. Jean	2	35	75	-	46	71
St. Jérôme	2	5	85	-	6	105
St. Joseph d'Alma	2	3	5	-	2	49
St. Joseph de Grantham	7	5	9	-	-	-
Shawinigan Falls	-	12	26	-	1	14
Sherbrooke	17	34	68	13	18	142
Sorel	5	7	15	-	-	7
Thetford Mines	3	14	14	-	8	11
Trois-Rivières	15	52	182	9	30	149
Valleyfield	5	25	92	-	5	40
Victoriaville	-	15	27	-	7	27

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1951			1950		
	Jan. 1 to Jan. 31		Under construction Jan. 31	Jan. 1 to Jan. 31		Under construction Jan. 31
	Started	Completed		Started	Completed	
Ontario						
Barrie	2	12	37	11	17	74
Belleville	-	12	43	-	11	249
Brampton	10	1	65	-	2	31
Brantford	30	14	231	16	88	223
Brockville	-	2	13	6	4	37
Chatham	-	1	69	-	-	125
Cobourg	-	3	27	2	5	21
Collingwood	1	-	5	-	-	26
Cornwall	7	39	58	10	8	63
Dundas	-	14	31	-	5	2
Fort Erie	-	1	17	12	1	22
Fort Frances	-	-	10	-	-	45
Fort William	-	7	54	-	29	143
Galt	4	4	52	-	6	123
Guelph	6	6	56	2	6	95
Hamilton	55	106	1,197	81	76	1,048
Hawkesbury	10	-	23	-	-	11
Ingersoll	-	7	23	1	-	23
Kenora	-	-	7	-	-	18
Kingston	15	7	117	23	22	88
Kitchener	29	52	370	31	48	468
Leamington	3	2	18	3	-	28
Lindsay	-	2	16	-	4	25
London	46	109	1,025	27	76	909
Midland	-	1	3	3	-	18
Niagara Falls	-	3	37	13	23	212
North Bay	2	14	18	1	7	31
Orillia	-	5	24	7	15	21
Oshawa	11	13	131	-	12	95
Ottawa	175	104	1,633	229	98	871
Owen Sound	1	6	30	-	-	24
Parry Sound	-	-	10	1	-	8
Pembroke	10	18	54	6	2	41
Peterborough	8	11	176	4	35	231
Port Arthur	2	12	56	-	12	130
Port Colborne	2	1	26	-	2	14
Port Hope	-	2	28	-	7	44
Preston	-	3	27	-	-	9
Renfrew	3	5	16	5	1	13
St. Catharines	8	2	131	19	29	281
St. Thomas	2	-	16	1	23	47
Sarnia	19	-	166	9	29	235
Sault Ste. Marie	9	15	90	5	28	103
Simcoe	5	6	29	-	-	22

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1951			1950		
	Jan. 1 to Jan. 31		Under construction Jan. 31	Jan. 1 to Jan. 31		Under construction Jan. 31
	Started	Completed		Started	Completed	
Ontario - con.						
Smith's Falls	-	2	21	21	4	30
Stratford	1	4	26	-	-	90
Sudbury	2	61	164	3	9	97
Thorold	1	2	25	1	2	24
Timmins	-	-	6	1	2	27
Toronto	652	1,286	9,083	388	824	5,882
Trenton	-	5	15	-	-	25
Welland	3	3	48	1	19	89
Whitby	2	7	22	-	1	18
Windsor	68	61	626	49	96	616
Woodstock	1	15	46	1	7	49
Manitoba						
Brandon	6	29	18	1	6	21
Portage la Prairie	-	-	19	-	-	62
Winnipeg	-	107	1,240	6	239	1,819
Saskatchewan						
Moose Jaw	-	6	19	-	6	49
North Battleford	-	-	10	-	11	7
Prince Albert	-	5	34	1	-	106
Regina	-	20	209	3	87	277
Saskatoon	11	39	188	1	14	228
Swift Current	-	1	20	-	7	23
Weyburn	-	1	5	-	-	7
Yorkton	-	1	29	-	4	13
Alberta						
Calgary	67	130	1,077	9	111	697
Edmonton	56	227	1,655	48	306	1,288
Lethbridge	8	18	113	18	130	177
Medicine Hat	-	2	75	-	10	70
British Columbia						
Kamloops	2	3	16	-	-	39
Kelowna	1	14	36	2	10	42
Nanaimo	5	15	174	3	8	218
Nelson	1	3	15	-	-	11
Prince George	-	4	20	-	-	13
Prince Rupert	3	4	19	2	4	11
Trail	-	4	14	-	3	75
Vancouver	205	538	2,893	156	428	3,313
Vernon	8	3	22	1	6	11
Victoria	43	113	611	-	9	1,034

Table 4.- Monthly starts by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 January	1,675	..	53	251	610	179	582
February	1,894	..	12	590	397	140	755
March	3,109	..	40	1,355	796	134	784
April	8,274	..	437	2,800	2,345	591	1,551
May	11,407	..	999	3,019	3,762	2,555	1,072
June	13,409	..	982	3,613	3,740	3,564	1,510
July	9,684	..	731	2,227	3,773	1,325	1,128
August	11,013	..	947	2,270	3,361	3,090	1,345
September	10,651	..	686	3,079	3,673	2,314	899
October	7,437	..	280	2,075	2,759	1,511	812
November	7,795	..	287	2,282	2,974	1,636	616
December	3,846	..	208	1,421	1,286	352	579
1949 January	3,066	..	37	624	1,248	478	679
February	1,745	..	43	535	731	127	259
March	3,585	..	128	1,386	1,255	185	631
April	8,466	..	304	2,416	3,066	1,790	890
May	12,809	..	817	3,525	4,941	2,539	987
June	10,528	..	613	3,042	3,497	2,391	985
July	9,086	..	609	2,705	3,155	1,629	988
August	8,542	..	678	2,003	2,988	1,880	993
September	10,035	..	702	2,065	4,303	1,621	1,344
October	8,964	..	552	2,182	3,383	1,667	680
November	8,434	..	340	2,157	3,455	1,317	665
December	4,249	..	200	1,556	1,451	441	601
1950 January	2,152	103	130	579	1,077	99	164
February	2,694	-	36	1,136	1,133	181	208
March	4,169	58	135	1,857	1,256	319	544
April	7,422	52	386	3,268	1,644	1,225	847
May	13,647	77	793	4,748	4,196	2,372	961
June	12,065	99	1,004	3,392	3,915	2,524	1,091
July	10,245	425	593	3,111	2,936	2,141	1,039
August	9,306	283	690	2,353	3,433	1,991	556
September	10,245	439	418	2,943	4,232	1,556	657
October	9,773	140	529	2,461	4,341	1,624	678
November	6,679	362	519	1,560	2,953	866	419
December	4,134	52	88	1,107	2,314	201	372
1951 January	2,771	101	51	760	1,358	148	353

Note - Newfoundland included from January 1950.

Table 5.- Monthly completions by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 January	3,736	..	164	564	1,534	610	864
February	3,778	..	174	798	1,451	676	679
March	4,055	..	153	1,525	1,113	613	646
April	6,729	..	277	1,978	2,703	918	848
May	6,284	..	300	1,267	2,803	1,225	689
June	5,946	..	432	1,556	2,175	966	817
July	6,073	..	313	2,067	2,026	620	1,047
August	6,970	..	495	2,062	2,404	777	1,232
September	6,667	..	421	1,988	1,674	1,536	1,048
October	8,164	..	731	2,068	2,923	1,402	1,040
November	9,701	..	625	2,179	3,124	2,916	857
December	7,994	..	719	2,119	2,456	1,736	964
1949 January	6,643	..	325	1,591	2,449	932	1,346
February	4,807	..	358	1,159	1,831	717	692
March	6,388	..	477	1,866	2,066	1,248	731
April	7,251	..	413	2,174	2,329	1,851	484
May	7,374	..	201	1,990	2,880	1,386	917
June	7,275	..	539	1,988	2,454	1,559	735
July	6,588	..	414	2,007	2,352	1,011	804
August	9,109	..	566	2,154	3,614	1,772	1,003
September	7,563	..	398	1,607	2,571	2,041	946
October	9,059	..	365	2,655	3,034	2,037	968
November	8,700	..	615	2,194	3,224	1,882	785
December	6,776	..	444	1,527	2,586	1,353	861
1950 January	6,480	..	490	1,932	2,112	1,326	620
February	4,815	1	341	1,925	1,546	605	397
March	6,578	81	373	2,652	2,112	901	454
April	5,397	17	329	1,832	1,784	847	588
May	6,171	206	338	1,593	2,371	999	664
June	6,527	67	482	2,086	2,324	941	627
July	6,853	89	359	1,883	2,687	946	889
August	8,717	253	735	2,645	3,070	1,255	759
September	7,893	209	366	2,524	2,410	1,184	1,200
October	9,528	96	778	2,415	3,436	2,104	699
November	8,766	93	381	2,216	2,855	2,255	966
December	11,290	604	516	3,534	4,611	1,328	697
1951 January	6,950	92	310	2,371	2,660	703	814

Note - Newfoundland included from January 1950.

Table 6.- Dwelling units completed during January, 1951, by time under construction for Canada and the provinces.

	Total	Months				Over 1 year	Unknown
		1-3	4-6	7-9	10-12		
Canada	6,950	872	2,637	2,651	77	634	79
Newfoundland	92	-	7	2	-	4	79
Prince Edward Island	104	29	9	52	-	14	-
Nova Scotia	108	14	63	27	1	3	-
New Brunswick	98	10	69	16	1	2	-
Quebec	2,371	166	639	1,561	1	4	-
Ontario	2,660	432	1,266	636	37	289	-
Manitoba	136	38	55	37	-	6	-
Saskatchewan	141	24	56	52	4	5	-
Alberta	426	75	196	114	1	40	-
British Columbia	814	84	277	154	32	267	-

Table 7.- Dwelling units completed during January, 1951, by time under construction as a percentage of total completions for Canada and regions.

	Total	Months				Over 1 year
		1-3	4-6	7-9	10-12	
Canada	% 100	% 13	% 38	% 39	% 1	% 9
Newfoundland	100	-	54	15	-	31
Maritime Provinces	100	17	45	31	1	6
Quebec	100	7	27	66	-	-
Ontario	100	16	48	24	1	11
Prairie Provinces	100	20	44	29	1	6
British Columbia	100	10	34	19	4	33

Table 8.- Completions by month by average time under construction

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 average	6.5	..	6.5	5.5	6.8	6.3	7.5
1949 average	7.0	..	7.9	6.4	7.5	6.0	8.1
1950 average	7.1	6.5	6.8	6.1	7.9	6.2	9.1
1948 January	7.7	..	6.0	6.8	8.7	6.7	8.1
February	6.8	..	7.5	4.5	7.1	7.2	8.2
March	7.1	..	9.5	6.0	7.4	7.6	8.0
April	7.2	..	6.8	6.6	7.2	7.9	8.0
May	7.2	..	6.1	7.1	6.7	8.1	8.1
June	6.8	..	7.6	6.2	7.1	7.5	6.6
July	6.1	..	6.4	4.5	7.4	6.9	7.0
August	6.2	..	5.5	4.6	6.8	6.3	7.7
September	5.4	..	5.4	4.2	7.0	4.9	6.3
October	6.1	..	6.1	5.1	6.6	5.1	7.7
November	6.0	..	6.7	6.1	5.7	5.5	7.8
December	6.4	..	6.7	5.8	6.5	6.1	7.5
1949 January	7.0	..	7.6	7.7	6.4	6.2	7.6
February	7.3	..	8.6	6.6	8.0	6.4	6.6
March	7.9	..	9.9	6.9	8.2	7.4	8.7
April	7.9	..	9.4	7.6	8.0	7.5	8.3
May	8.0	..	8.5	7.0	8.5	7.3	9.7
June	7.4	..	7.9	6.4	8.2	6.6	8.5
July	7.3	..	9.9	6.0	7.8	6.9	8.7
August	6.9	..	6.5	5.8	8.4	5.1	7.6
September	5.9	..	5.9	5.4	6.4	4.8	8.0
October	6.1	..	7.4	5.5	6.5	5.2	8.2
November	6.3	..	7.1	6.5	6.3	5.2	7.3
December	6.5	..	6.2	6.0	7.3	5.3	7.5
1950 January	6.8	-	8.4	5.9	7.2	6.6	7.7
February	7.2	-	7.3	6.2	7.4	8.3	9.6
March	7.0	3.0	7.5	6.4	7.2	7.1	9.6
April	7.6	2.0	7.6	7.3	8.0	7.1	8.6
May	3.5	9.4	7.9	7.8	8.6	7.2	12.2
June	7.9	7.7	9.2	5.9	8.5	7.4	11.6
July	7.1	5.3	7.6	5.4	7.9	6.9	8.1
August	6.6	6.1	4.3	6.4	7.5	5.4	8.2
September	6.4	4.3	5.1	5.7	6.8	4.8	9.4
October	6.4	3.6	5.2	6.3	7.3	5.1	8.3
November	6.6	4.0	8.9	5.4	7.1	6.1	8.7
December	7.8	3.9	5.9	5.7	10.0	5.7	8.5
1951 January	7.1	8.1	5.9	6.5	6.9	6.3	10.7

Note - Newfoundland included from January 1950.

Table 9.- Completions during the first month of 1951 by type of dwelling for Canada and the provinces.

	Total	One-family detached	Two-family detached	Row or Terrace	Apartment or flat	Other
Canada	6,950	5,023	744	-	1,166	17
Newfoundland	92	88	4	-	-	-
Prince Edward Island	104	104	-	-	-	-
Nova Scotia	108	104	-	-	4	-
New Brunswick	98	96	2	-	-	-
Quebec	2,371	331	680	-	304	6
Ontario	2,660	2,412	16	-	222	10
Manitoba	136	111	8	-	16	1
Saskatchewan	141	141	-	-	-	-
Alberta	426	363	28	-	35	-
British Columbia	814	723	6	-	85	-

Table 10.- Rental units completed during the first month of 1951 under the management of Central Mortgage & Housing Corporation.

	Total	One-family detached	Two-family detached	Row or Terrace	Apartment or flat	Other
Canada	186	186	-	-	-	-
Newfoundland	-	-	-	-	-	-
Prince Edward Island	49	49	-	-	-	-
Nova Scotia	-	-	-	-	-	-
New Brunswick	-	-	-	-	-	-
Quebec	-	-	-	-	-	-
Ontario	16	16	-	-	-	-
Manitoba	-	-	-	-	-	-
Saskatchewan	16	16	-	-	-	-
Alberta	55	55	-	-	-	-
British Columbia	50	50	-	-	-	-

Appendix 1 : Definitions

(a) The count of dwellings which are started, completed and under construction includes only new residential construction intended for year-round occupancy. Seasonal dwellings such as summer cottages, ski shacks, etc., are not counted. Dwellings which are occupied, even if unfinished, are regarded as completed for the purposes of this survey.

(b) Types of dwelling

- (i) 1-family detached: a one-family house open on all four sides, i.e., not joined to other buildings;
- (ii) 2-family detached: a two-family house which contains only two dwelling units, either one above the other open on all four sides, or two units side by side each open on three sides, sometimes known as a semi-detached house;
- (iii) row or terrace: a one-family or two-family house in a row of three or more attached houses with common or adjacent walls;
- (iv) apartment or flat: an apartment or flat is (a) a residential structure containing three or more dwelling units, or (b) a structure used for business purposes which contains one or more dwelling units (e.g., living quarters in an office building or factory, living quarters over a store, etc.); and
- (v) other: any type of dwelling which does not fall into one of the above classifications.

(c) For the purpose of this survey, a dwelling unit is defined as a structurally separate set of living quarters having its own entrance from outside of the building, or from a common passage inside. The number of dwelling units in a structure will be the number of households the structure is intended to accommodate.

(d) For the purpose of this survey, a farm must contain at least one acre and must yield agricultural produce valued at \$50. or more per year.

Appendix 2: Reliability of the estimates

Since the estimates in this report are partially based on a sample survey, they are subject to sampling variability. This sampling variability is not present in the data on the municipalities of 5,000 and over. When the estimates include an element derived from the sample survey, the sampling error increases as the size of the estimate decreases. Care should be taken, therefore, in interpreting the precision of some of the estimates. The estimate of unfinished dwellings for the whole of Canada should be within 5 per cent of the figures which would have been obtained from a complete count.

The estimates presented in the tables are shown to the last digit instead of being rounded, not because they are assumed to be accurate to the last digit, but rather for convenience in summation and economy in processing the tabulations.

In addition to sampling variation, all the estimates are subject to errors of enumeration. However, these should be very small as the survey for the most part can

be carried on without interview with a consequent elimination of all types of respondent error. A complete count by the same enumerators would contain the same enumerative error.

Appendix 3 : Metropolitan areas

Some cities in Canada have reasonably well defined suburban areas which, for the purposes of the survey of starts and completions of dwelling units, have been included under the name of the principal city. A list of the municipalities included in these metropolitan areas is given in Housing Bulletin No. 12 pp. 17-19.

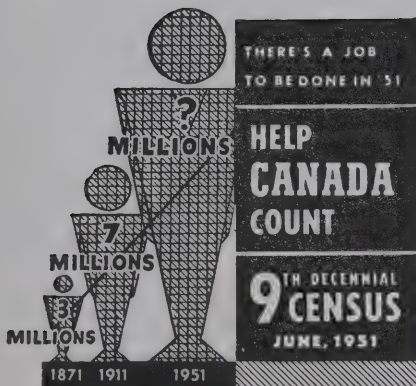
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GOVERNMENT OF CANADA

NEW RESIDENTIAL CONSTRUCTION

JANUARY 1 TO FEBRUARY 28, 1951



DOMINION BUREAU OF STATISTICS

Department of Trade and Commerce

Vol. 4

No. 2

NEW RESIDENTIAL CONSTRUCTION

CONSTRUCTION OF DWELLING UNITS IN CANADA
FROM JANUARY 1 TO FEBRUARY 28, 1951

(IN 1948 AND 1949, ISSUED AS
HOUSING BULLETINS NO'S 1 TO 24)

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NEW RESIDENTIAL CONSTRUCTION

From January 1 to February 28, 1951, it is estimated that 13,662 new dwelling units were completed in Canada, an increase of 2,367 over the first two months of 1950. New dwelling units started during the same period are estimated at 5,737 in 1951 as compared with 4,846 in 1950. An estimated 51,534 dwelling units were in various stages of construction at February 28, 1951 a decrease of about 1,400 from the corresponding date of last year.

Completions in Ontario, Quebec and British Columbia were substantially higher than a year ago, the opposite being true for the Maritimes and Prairies. Starts were up in Ontario and British Columbia, down somewhat in Quebec and about the same in the other regions.

Dwelling units completed in February, 1951, required an average of 8.0 months to build, a somewhat longer period than the average of 7.2 months reported for February, 1950.

From the types of dwelling units being constructed in the first two months of 1951, it is estimated that about 29 percent were for rental purposes. In the same period last year about 22 percent were rental units.

These estimates as well as other statistics contained in this bulletin are the results of a nation-wide survey carried out each month by the Dominion Bureau of Statistics with the co-operation of the Central Mortgage and Housing Corporation. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

A column headed "Adjustments" appears in Table 1. These adjustments can arise in various ways. For example, after a start on dwelling has been made, construction may cease, or a structure when completed may contain more or less dwelling units than were reported when construction commenced.

Table 1.- Construction of dwelling units in Canada and the provinces.

	Under construction January 1	Jan. 1 to Feb. 28		Adjustments	Under construction February 28
		Started	Completed		
<u>1951</u>					
Canada	59,443	5,737	13,662	+ 16	51,534
Newfoundland	1,950	121	211	- 1	1,859
Prince Edward Island	291	4	147	-	148
Nova Scotia	2,429	80	300	+ 23	2,232
New Brunswick	897	80	256	-	721
Quebec	14,859	1,599	4,738	- 5	11,715
Ontario	24,215	2,839	5,210	- 1	21,843
Manitoba	2,093	27	366	-	1,754
Saskatchewan	1,060	11	180	-	891
Alberta	5,803	247	886	-	5,164
British Columbia	5,846	729	1,368	-	5,207
<u>1950</u>					
Canada	59,503	4,846	11,295	- 136	52,918
Newfoundland	1,334	103	1	+ 14	1,450
Prince Edward Island	292	-	50	+ 14	256
Nova Scotia	2,326	80	405	- 1	2,000
New Brunswick	1,274	86	376	- 1	983
Quebec	14,984	1,715	3,857	- 66	12,776
Ontario	23,585	2,210	3,658	- 39	22,098
Manitoba	2,781	58	492	- 11	2,336
Saskatchewan	1,452	23	225	- 9	1,241
Alberta	4,309	199	1,214	- 14	3,280
British Columbia	7,166	372	1,017	- 23	6,498
<u>1949</u>					
Canada	56,456	4,811	11,450	- 150	49,667
Newfoundland	..	..	..	..	..
Prince Edward Island	203	-	106	-	97
Nova Scotia	2,748	76	419	- 3	2,402
New Brunswick	1,069	4	158	- 1	914
Quebec	13,848	1,159	2,750	-	12,257
Ontario	21,112	2,029	4,330	- 123	18,688
Manitoba	2,632	22	494	- 20	2,140
Saskatchewan	1,853	11	244	- 1	1,619
Alberta	5,262	572	911	- 2	4,921
British Columbia	7,729	938	2,038	-	6,629

Note - Newfoundland included only in 1950.

Table 2.- Construction of dwelling units in rural and urban areas by regions.

	1951			1950		
	Jan. 1 to Feb. 28		Under construction Feb. 28	Jan. 1 to Feb. 28		Under construction Feb. 28
	Started	Completed		Started	Completed	
Canada	5,737	13,662	51,534	4,846	11,295	52,918
urban	4,855	11,616	37,747	4,289	9,417	40,143
5000 or more	4,743	11,296	34,552	4,248	7,983	33,605
under 5000	112	320	3,195	41	1,434	6,538
rural	882	2,046	13,787	557	1,878	12,775
non-farm	854	1,856	11,653	524	1,592	10,606
farm	28	190	2,134	33	286	2,169
Newfoundland	121	211	1,859	103	1	1,450
urban	37	26	353	5	1	188
5000 or more	37	26	353	5	1	188
under 5000	-	-	-	-	-	-
rural	84	185	1,506	98	-	1,262
non-farm	84	139	1,436	98	-	1,106
farm	-	46	70	-	-	156
Maritime Provinces	164	703	3,101	166	831	3,239
urban	164	285	1,553	166	521	1,819
5000 or more	164	285	1,285	166	377	1,191
under 5000	-	-	268	-	144	628
rural	-	418	1,548	-	310	1,420
non-farm	-	362	1,082	-	139	850
farm	-	56	466	-	171	570
Quebec	1,599	4,738	11,715	1,715	3,857	12,776
urban	1,523	4,642	10,328	1,715	3,619	11,072
5000 or more	1,411	4,587	9,570	1,695	2,679	10,088
under 5000	112	55	758	20	940	984
rural	76	96	1,387	-	238	1,704
non-farm	76	96	1,359	-	238	1,428
farm	-	-	28	-	-	276
Ontario	2,839	5,210	21,843	2,210	3,658	22,098
urban	2,230	4,146	16,015	1,849	2,839	15,241
5000 or more	2,230	4,029	15,410	1,828	2,713	13,072
under 5000	-	117	605	21	126	2,169
rural	609	1,064	5,828	361	819	6,857
non-farm	609	1,037	5,208	340	749	6,033
farm	-	27	620	21	70	824

Table 2.- Construction of dwelling units in rural and urban areas by regions - con.

	1951			1950		
	Jan. 1 to Feb. 28		Under construction Feb. 28	Jan. 1 to Feb. 28		Under construction Feb. 28
	Started	Completed		Started	Completed	
Prairie Provinces	285	1,432	7,809	280	1,931	6,857
urban	257	1,239	5,506	220	1,572	6,143
5000 or more	257	1,190	4,216	220	1,348	4,533
under 5000	-	49	1,290	-	224	1,610
rural	28	193	2,303	60	359	714
non-farm	-	132	1,353	48	314	391
farm	28	61	950	12	45	323
British Columbia	729	1,368	5,207	372	1,017	6,498
urban	644	1,278	3,992	334	865	5,680
5000 or more	644	1,179	3,718	334	865	4,533
under 5000	-	99	274	-	-	1,147
rural	85	90	1,215	38	152	818
non-farm	85	90	1,215	38	152	798
farm	-	-	-	-	-	20

Table 3.- Construction of dwelling units in urban centres of 5000 or more.

	1951			1950		
	Jan. 1 to Feb. 28		Under construction Feb. 28	Jan. 1 to Feb. 28		Under construction Feb. 28
	Started	Completed		Started	Completed	
Newfoundland						
Bell Island	-	3	14	-	1	7
Corner Brook	-	-	23	-	-	16
Grand Falls	-	1	28	-	-	-
St. John's	37	22	288	5	-	165
Prince Edward Island						
Charlottetown	4	8	22	-	5	28
Summerside	-	7	8	-	3	172
Nova Scotia						
Amherst	-	2	5	2	5	9
Halifax	68	106	824	69	79	287
New Glasgow	-	2	11	-	4	21
Springhill	-	1	3	-	7	11

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1951			1950		
	Jan. 1 to Feb. 28		Under construction Feb. 28	Jan. 1 to Feb. 28		Under construction Feb. 28
	Started	Completed		Started	Completed	
Nova Scotia - con.						
Stellarton	-	2	4	1	2	4
Sydney	7	71	185	6	61	251
Truro	3	8	23	2	7	10
Yarmouth	2	3	8	-	16	8
New Brunswick						
Campbellton	-	-	2	-	-	-
Edmundston	-	9	1	-	4	-
Fredericton	1	3	19	-	3	42
Moncton	75	34	138	75	146	151
Saint John	4	29	32	11	35	197
Quebec						
Asbestos	-	9	9	3	9	6
Chicoutimi	4	10	15	3	1	86
Drummondville	4	68	37	-	7	23
Grandby	9	63	60	2	25	28
Grand 'Mère	-	20	15	2	9	15
Hull	98	42	169	103	7	193
Joliette	-	39	23	29	17	94
Jonquière	1	10	22	-	-	15
Kénogami	-	6	3	2	-	5
Lachute	-	28	9	1	2	4
La Tuque	-	-	24	-	4	22
Magog	4	7	13	2	5	7
Montréal	1,058	3,701	8,266	1,496	2,337	8,094
Québec	149	110	384	8	1	798
Rimouski	-	39	32	-	13	16
Rivière-du-Loup	-	-	13	-	14	19
Rouyn	-	10	1	-	-	76
St. Hyacinthe	2	30	41	-	7	48
St. Jean	4	58	54	3	50	70
St. Jérôme	7	40	55	-	12	99
St. Joseph d'Alma	2	3	5	2	6	47
St. Joseph de Grantham	7	5	9	-	-	-
Shawinigan Falls	-	28	10	1	8	8
Sherbrooke	21	54	52	27	40	134
Sorel	5	13	9	-	-	7
Thetford Mines	3	21	7	1	13	7
Trois-Rivières	25	90	154	9	67	112
Valleyfield	7	55	64	-	13	32
Victoriaville	1	28	15	1	12	23

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1951			1950		
	Jan. 1 to Feb. 28		Under construction Feb. 28	Jan. 1 to Feb. 28		Under construction Feb. 28
	Started	Completed		Started	Completed	
Ontario						
Barrie	2	23	26	14	24	70
Belleville	1	15	41	-	12	248
Brampton	18	4	70	-	2	31
Brantford	53	32	236	35	139	191
Brockville	1	4	12	10	15	30
Chatham	6	13	63	-	42	83
Cobourg	-	6	24	2	6	20
Collingwood	1	-	5	-	3	23
Cornwall	8	47	51	16	26	51
Dundas	4	20	29	2	5	4
Fort Erie	1	6	13	12	6	17
Fort Frances	-	-	10	-	-	45
Fort William	-	12	49	1	34	139
Galt	11	12	51	4	33	100
Guelph	15	18	53	4	21	82
Hamilton	111	449	910	105	114	1,032
Hawkesbury	18	2	29	5	4	12
Ingersoll	-	11	19	4	1	25
Kenora	-	-	7	-	-	26
Kingston	19	16	112	41	34	94
Kitchener	79	98	374	44	140	389
Leamington	3	2	18	3	1	27
Lindsay	2	8	12	-	4	25
London	100	208	980	132	187	899
Midland	-	2	2	7	7	15
Niagara Falls	3	11	32	20	46	196
North Bay	3	15	18	2	13	26
Orillia	-	8	21	7	18	18
Oshawa	23	31	125	1	38	70
Ottawa	239	293	1,508	596	191	1,125
Owen Sound	1	9	27	3	6	21
Parry Sound	-	2	8	1	-	8
Pembroke	10	23	49	6	5	38
Peterborough	9	31	157	6	35	233
Port Arthur	2	21	47	1	26	117
Port Colborne	2	3	24	1	2	15
Port Hope	1	6	24	-	7	44
Preston	3	5	28	1	4	6
Renfrew	3	6	15	5	3	11
St. Catharines	11	14	122	28	51	267
St. Thomas	10	3	21	3	7	45
Sarnia	19	-	166	9	32	232
Sault Ste. Marie	14	27	83	9	54	81
Simcoe	11	19	22	3	9	16

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1951			1950		
	Jan. 1 to Feb. 28		Under construction Feb. 28	Jan. 1 to Feb. 28		Under construction Feb. 28
	Started	Completed		Started	Completed	
Ontario - con.						
Smith's Falls	-	3	20	21	7	27
Stratford	1	6	24	-	4	86
Sudbury	2	69	156	10	31	82
Thorold	1	10	17	1	5	21
Timmins	-	4	2	1	2	27
Toronto	1,294	2,218	8,794	560	1,016	5,862
Trenton	-	9	11	-	-	25
Welland	5	9	43	3	33	77
Whitby	2	11	18	9	13	15
Windsor	104	138	585	79	170	572
Woodstock	4	17	47	1	25	31
Manitoba						
Brandon	12	33	20	4	8	22
Portage la Prairie	1	7	13	-	34	28
Winnipeg	14	262	1,099	6	402	1,630
Saskatchewan						
Moose Jaw	-	8	17	-	6	49
North Battleford	-	1	9	-	11	7
Prince Albert	-	5	34	2	2	105
Regina	-	42	187	3	87	277
Saskatoon	11	47	180	6	28	219
Swift Current	-	2	19	-	7	23
Weyburn	-	3	3	-	-	7
Yorkton	-	4	26	-	4	13
Alberta						
Calgary	147	255	1,032	51	192	658
Edmonton	60	488	1,398	130	420	1,256
Lethbridge	12	29	106	18	133	173
Medicine Hat	-	4	73	-	14	66
British Columbia						
Kamloops	3	3	17	2	16	25
Kelowna	1	25	25	7	17	40
Nanaimo	10	29	165	10	20	213
Nelson	1	3	15	-	1	10
Prince George	-	4	20	-	1	12
Prince Rupert	6	4	22	2	4	11
Trail	1	4	15	1	16	63
Vancouver	463	939	2,750	304	747	3,142
Vernon	8	4	21	2	6	12
Victoria	151	164	668	6	37	1,005

Table 4.- Monthly starts by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 January	1,675	..	53	251	610	179	582
February	1,894	..	12	590	397	140	755
March	3,109	..	40	1,355	796	134	784
April	8,274	..	487	2,800	2,845	591	1,551
May	11,407	..	999	3,019	3,762	2,555	1,072
June	13,409	..	982	3,613	3,740	3,564	1,510
July	9,684	..	731	2,227	3,773	1,825	1,128
August	11,013	..	947	2,270	3,361	3,090	1,345
September	10,651	..	686	3,079	3,673	2,314	899
October	7,437	..	280	2,075	2,759	1,511	812
November	7,795	..	287	2,282	2,974	1,636	616
December	3,846	..	208	1,421	1,286	352	579
1949 January	3,066	..	37	624	1,248	478	679
February	1,745	..	43	535	781	127	259
March	3,585	..	128	1,386	1,255	185	631
April	8,466	..	304	2,416	3,066	1,790	890
May	12,809	..	817	3,525	4,941	2,539	987
June	10,528	..	613	3,042	3,497	2,391	985
July	9,086	..	609	2,705	3,155	1,629	988
August	8,542	..	678	2,003	2,988	1,880	993
September	10,035	..	702	2,065	4,303	1,621	1,344
October	8,964	..	552	2,182	3,883	1,667	680
November	8,434	..	340	2,157	3,455	1,817	665
December	4,245	..	200	1,556	1,451	441	601
1950 January	2,152	103	130	579	1,077	99	164
February	2,694	-	36	1,136	1,133	181	208
March	4,169	58	135	1,857	1,256	319	544
April	7,422	52	386	3,268	1,644	1,225	847
May	13,647	77	793	4,748	4,196	2,872	961
June	12,065	99	1,004	3,392	3,915	2,524	1,091
July	10,245	425	593	3,111	2,936	2,141	1,039
August	9,306	283	690	2,353	3,433	1,991	556
September	10,245	439	418	2,943	4,232	1,556	657
October	9,773	140	529	2,461	4,341	1,624	678
November	6,679	362	519	1,560	2,953	866	419
December	4,134	52	88	1,107	2,314	201	372
1951 January	2,771	101	51	760	1,358	148	353
February	2,966	20	113	839	1,481	137	376

Note - Newfoundland included from January 1950,

Table 5.- Monthly completions by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 January	3,736	..	164	564	1,534	610	864
February	3,778	..	174	798	1,451	676	679
March	4,055	..	158	1,525	1,113	613	646
April	6,729	..	277	1,978	2,708	918	848
May	6,284	..	300	1,267	2,803	1,225	689
June	5,946	..	432	1,556	2,175	966	817
July	6,073	..	313	2,067	2,026	620	1,047
August	6,970	..	495	2,062	2,404	777	1,232
September	6,667	..	421	1,988	1,674	1,536	1,048
October	8,164	..	731	2,068	2,923	1,402	1,040
November	9,701	..	625	2,179	3,124	2,916	857
December	7,994	..	719	2,119	2,456	1,736	964
1949 January	6,643	..	325	1,591	2,449	932	1,346
February	4,807	..	358	1,159	1,881	717	692
March	6,388	..	477	1,866	2,066	1,248	731
April	7,251	..	413	2,174	2,329	1,851	484
May	7,374	..	201	1,990	2,880	1,386	917
June	7,275	..	539	1,988	2,454	1,559	735
July	6,588	..	414	2,007	2,352	1,011	804
August	9,109	..	566	2,154	3,614	1,772	1,003
September	7,563	..	398	1,607	2,571	2,041	946
October	9,059	..	365	2,655	3,034	2,037	968
November	8,700	..	615	2,194	3,224	1,882	785
December	6,776	..	444	1,527	2,586	1,358	861
1950 January	6,480	..	490	1,932	2,112	1,326	620
February	4,815	1	341	1,925	1,546	605	397
March	6,578	81	378	2,652	2,112	901	454
April	5,397	17	329	1,832	1,784	847	588
May	6,171	206	338	1,593	2,371	999	664
June	6,527	67	482	2,086	2,324	941	627
July	6,853	89	359	1,883	2,687	946	889
August	8,717	253	735	2,645	3,070	1,255	759
September	7,893	209	366	2,524	2,410	1,184	1,200
October	9,528	96	778	2,415	3,436	2,104	699
November	8,766	93	381	2,216	2,855	2,255	966
December	11,290	604	516	3,534	4,611	1,328	697
1951 January	6,950	92	310	2,371	2,660	703	814
February	6,712	119	393	2,367	2,550	729	554

Note - Newfoundland included from January 1950.

Table 6.- Dwelling units completed during February, 1951, by time under construction for Canada and the provinces.

	Total	Months				Over 1 year	Unknown
		1-3	4-6	7-9	10-12		
Canada	6,712	238	2,388	2,937	189	851	109
Newfoundland	119	1	9	2	-	-	107
Prince Edward Island	43	-	-	43	-	-	-
Nova Scotia	192	9	87	71	1	24	-
New Brunswick	158	6	106	44	-	2	-
Quebec	2,367	66	791	1,505	4	1	-
Ontario	2,550	102	952	775	116	603	2
Manitoba	230	4	82	64	11	69	-
Saskatchewan	39	1	8	28	1	1	-
Alberta	460	4	169	207	29	51	-
British Columbia	554	45	184	198	27	100	-

Table 7.- Dwelling units completed during February, 1951, by time under construction as a percentage of total completions for Canada and regions.

	Total	Months				Over 1 year
		1-3	4-6	7-9	10-12	
	%	%	%	%	%	%
Canada	100	4	36	44	3	13
Newfoundland	100	8	75	17	-	-
Maritimes Provinces	100	4	49	40	-	7
Quebec	100	3	33	64	-	-
Ontario	100	4	37	30	5	24
Prairie Provinces	100	1	36	41	6	16
British Columbia	100	8	33	36	5	18

Table 8.- Completions by month by average time under construction

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 average	6.5	..	6.5	5.5	6.8	6.3	7.5
1949 average	7.0	..	7.9	6.4	7.5	6.0	8.1
1950 average	7.1	6.5	6.8	6.1	7.9	6.2	9.1
1948 January	7.7	..	6.0	6.8	8.7	6.7	8.1
February	6.8	..	7.5	4.5	7.1	7.2	8.2
March	7.1	..	9.5	6.0	7.4	7.6	8.0
April	7.2	..	6.3	6.6	7.2	7.9	8.0
May	7.2	..	6.1	7.1	6.7	8.1	8.1
June	6.8	..	7.6	6.2	7.1	7.5	6.6
July	6.1	..	6.4	4.5	7.4	6.9	7.0
August	6.2	..	5.5	4.6	6.8	6.3	7.7
September	5.4	..	5.4	4.2	7.0	4.9	6.3
October	6.1	..	6.1	5.1	6.6	5.1	7.7
November	6.0	..	6.7	6.1	5.7	5.5	7.8
December	6.4	..	6.7	5.3	6.5	6.1	7.5
1949 January	7.0	..	7.6	7.7	6.4	6.2	7.6
February	7.3	..	8.6	6.6	8.0	6.4	6.6
March	7.9	..	9.9	6.9	8.2	7.4	8.7
April	7.9	..	9.4	7.6	8.0	7.5	8.3
May	8.0	..	8.5	7.0	8.5	7.3	9.7
June	7.4	..	7.9	6.4	8.2	6.6	8.5
July	7.3	..	9.9	6.0	7.8	6.9	8.7
August	6.9	..	6.5	5.8	8.4	5.1	7.6
September	5.9	..	5.9	5.4	6.4	4.8	8.0
October	6.1	..	7.4	5.5	6.5	5.2	8.2
November	6.3	..	7.1	6.5	6.3	5.2	7.3
December	6.5	..	6.2	6.0	7.3	5.3	7.5
1950 January	6.8	-	8.4	5.9	7.2	6.6	7.7
February	7.2	-	7.3	6.2	7.4	8.3	9.6
March	7.0	3.0	7.5	6.4	7.2	7.1	9.6
April	7.6	2.0	7.6	7.3	8.0	7.1	8.6
May	8.5	9.4	7.9	7.8	8.6	7.2	12.2
June	7.9	7.7	9.2	5.9	8.5	7.4	11.6
July	7.1	5.3	7.6	5.4	7.9	6.9	8.1
August	6.6	6.1	4.3	6.4	7.5	5.4	8.2
September	6.4	4.3	5.1	5.7	6.8	4.8	9.4
October	6.4	3.6	5.2	6.3	7.3	5.1	8.3
November	6.6	4.0	8.9	5.4	7.1	6.1	8.7
December	7.8	8.9	5.9	5.7	10.0	5.7	8.5
1951 January	7.1	8.1	5.9	6.5	6.9	6.3	10.7
February	8.0	4.9	7.0	6.8	9.0	8.3	9.3

Note- Newfoundland included from January 1950.

Table 9.- Completions during the first two months of 1951
by type of dwelling for Canada and the provinces.

	Total	One-family detached	Two-family detached	Row or Terrace	Apartment or flat	Other
Canada	13,662	9,610	1,620	40	2,361	31
Newfoundland	211	207	4	-	-	-
Prince Edward Island	147	147	-	-	-	-
Nova Scotia	300	291	-	-	9	-
New Brunswick	256	254	2	-	-	-
Quebec	4,738	1,677	1,530	-	1,521	10
Ontario	5,210	4,514	24	40	612	20
Manitoba	366	320	18	-	27	1
Saskatchewan	180	180	-	-	-	-
Alberta	886	821	30	-	35	-
British Columbia	1,368	1,199	12	-	157	-

Table 10.- Rental units completed during the first two months of 1951 under
the management of Central Mortgage and Housing Corporation.

	Total	One-family detached	Two-family detached	Row or Terrace	Apartment or flat	Other
Canada	704	704	-	-	-	-
Newfoundland	-	-	-	-	-	-
Prince Edward Island	76	76	-	-	-	-
Nova Scotia	59	59	-	-	-	-
New Brunswick	44	44	-	-	-	-
Quebec	-	-	-	-	-	-
Ontario	193	193	-	-	-	-
Manitoba	64	64	-	-	-	-
Saskatchewan	38	38	-	-	-	-
Alberta	158	158	-	-	-	-
British Columbia	72	72	-	-	-	-

Appendix 1 : Definitions

- (a) The count of dwellings which are started, completed and under construction includes only new residential construction intended for year-round occupancy. Seasonal dwellings such as summer cottages, ski shacks, etc., are not counted. Dwellings which are occupied, even if unfinished, are regarded as completed for the purposes of this survey.
- (b) Types of dwelling
- (i) 1-family detached: a one-family house open on all four sides, i.e., not joined to other buildings;
 - (ii) 2-family detached: a two-family house which contains only two dwelling units, either one above the other open on all four sides, or two units side by side each open on three sides, sometimes known as a semi-detached house;
 - (iii) row or terrace: a one-family or two-family house in a row of three or more attached houses with common or adjacent walls;
 - (iv) apartment or flat: an apartment or flat is (a) a residential structure containing three or more dwelling units, or (b) a structure used for business purposes which contains one or more dwelling units (e.g., living quarters in an office building or factory, living quarters over a store, etc.); and
 - (v) other: any type of dwelling which does not fall into one of the above classifications.
- (c) For the purpose of this survey, a dwelling unit is defined as a structurally separate set of living quarters having its own entrance from outside of the building, or from a common passage inside. The number of dwelling units in a structure will be the number of households the structure is intended to accommodate.
- (d) For the purpose of this survey, a farm must contain at least one acre and must yield agricultural produce valued at \$50. or more per year.

Appendix 2: Reliability of the estimates

Since the estimates in this report are partially based on a sample survey, they are subject to sampling variability. This sampling variability is not present in the data on the municipalities of 5,000 and over. When the estimates include an element derived from the sample survey, the sampling error increases as the size of the estimate decreases. Care should be taken, therefore, in interpreting the precision of some of the estimates. The estimate of unfinished dwellings for the whole of Canada should be within 5 per cent of the figures which would have been obtained from a complete count.

The estimates presented in the tables are shown to the last digit instead of being rounded, not because they are assumed to be accurate to the last digit, but rather for convenience in summation and economy in processing the tabulations.

In addition to sampling variation, all the estimates are subject to errors of enumeration. However, these should be very small as the survey for the most part can be carried on without interview with a consequent elimination of all types of respondent error. A complete count by the same enumerators would contain the same enumerative error.

Appendix 3: Metropolitan areas

Some cities in Canada have reasonably well defined suburban areas which, for the purposes of the survey of starts and completions of dwelling units, have been included under the name of the principal city. A list of the municipalities included in these metropolitan areas is given in Housing Bulletin No. 12 pp. 17-19.

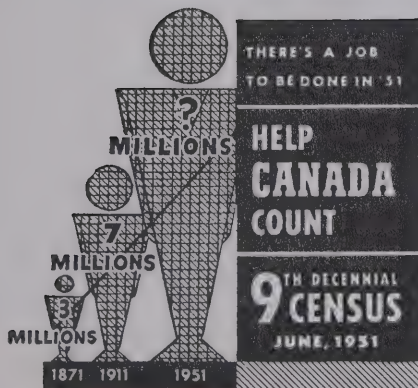
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GOVERNMENT OF CANADA

NEW RESIDENTIAL CONSTRUCTION

JANUARY 1 TO MARCH 31, 1951



UNIVERSITY OF TORONTO
DEPT. OF POLITICAL ECONOMY

DOMINION BUREAU OF STATISTICS

Department of Trade and Commerce

Vol. 4

No. 3

NEW RESIDENTIAL CONSTRUCTION

CONSTRUCTION OF DWELLING UNITS IN CANADA
FROM JANUARY 1 TO MARCH 31, 1951

(IN 1948 AND 1949, ISSUED AS
HOUSING BULLETINS NO'S 1 TO 24)

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NEW RESIDENTIAL CONSTRUCTION

It is estimated that 9,801 new dwelling units were started and 19,521 were completed during the first quarter of 1951 in Canada. At March 31, 1951, and estimated 49,294 new dwelling units were still under construction.

As compared with the same period in 1950, both starts and completions of new dwellings were higher in 1951, the former by 786 units and the latter by 1,648 units. The increase in both cases was about 9 per cent.

The increase in building activity was greatest in Ontario where starts were up 40 per cent and completions 37 per cent over 1950. British Columbia also showed substantial increases of 21 per cent in starts and 32 per cent in completions. In the Prairies and the Atlantic provinces, both starts and completions were lower in the first three months of 1951 than in the corresponding period of 1950. Completions in Quebec were only slightly higher than a year ago, while a decrease of 18 per cent was reported in starts for that province.

For dwelling units completed in March 1951, the average length of time under construction was 8.1 months. This was about a month longer than the average time required for units completed in March 1950.

Analysis of the types of dwellings constructed indicates that about 28 per cent of the units completed in the first quarter of 1951 were built for rental purposes. The proportion of rental units completed in the corresponding period of 1950 was the same.

These estimates as well as other statistics contained in this bulletin are the results of a nation-wide survey carried out each month by the Dominion Bureau of Statistics with the co-operation of the Central Mortgage and Housing Corporation. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

A column headed "Adjustments" appears in Table 1. These adjustments can arise in various ways. For example, after a start on a dwelling has been made, construction may cease, or a structure when completed may contain more or fewer dwelling units than were reported when construction commenced.

Table 1.- Construction of dwelling units in Canada and the provinces

	Under construction Jan. 1	Jan. 1 to March 31		Adjustments	Under construction March 31
		Started	Completed		
<u>1951</u>					
Canada	59,443	9,801	19,521	- 429	49,294
Newfoundland	1,950	154	220	- 1	1,883
Prince Edward Island	291	4	171	-	124
Nova Scotia	2,429	177	394	+ 21	2,233
New Brunswick	897	100	308	- 63	626
Quebec	14,859	2,922	6,612	- 15	11,154
Ontario	24,215	4,846	7,887	- 472	20,702
Manitoba	2,093	63	540	-	1,616
Saskatchewan	1,060	13	269	-	804
Alberta	5,803	413	1,178	- 2	5,036
British Columbia	5,846	1,109	1,942	+ 103	5,116
<u>1950</u>					
Canada	59,503	9,015	17,873	- 484	50,161
Newfoundland	1,334	161	82	- 26	1,439
Prince Edward Island	292	14	99	+ 14	221
Nova Scotia	2,326	157	590	- 1	1,892
New Brunswick	1,274	130	520	- 6	878
Quebec	14,984	3,572	6,509	- 91	11,956
Ontario	23,585	3,466	5,770	- 359	20,922
Manitoba	2,781	84	775	- 12	2,078
Saskatchewan	1,452	43	367	- 9	1,119
Alberta	4,309	472	1,690	- 19	3,072
British Columbia	7,166	916	1,471	- 27	6,584
<u>1949</u>					
Canada	56,456	3,396	17,826	- 140	46,886
Newfoundland	..	..	..	..	..
Prince Edward Island	203	1	110	-	94
Nova Scotia	2,748	158	771	- 1	2,136
New Brunswick	1,069	49	279	- 1	838
Quebec	13,848	2,545	4,604	- 5	11,734
Ontario	21,112	3,284	6,396	- 112	17,888
Manitoba	2,632	83	838	- 20	1,857
Saskatchewan	1,853	20	381	- 1	1,491
Alberta	5,262	687	1,678	- 2	4,269
British Columbia	7,729	1,569	2,769	-	6,529

Note - Newfoundland included from January 1950.

Table 2.- Construction of dwelling units in rural and urban areas by regions

	1951			1950		
	Jan. 1 to Mar. 31		Under construction Mar. 31	Jan. 1 to Mar. 31		Under construction Mar. 31
	Started	Completed		Started	Completed	
Canada	9,801	19,521	49,294	9,015	17,873	50,161
urban	8,432	16,715	36,305	8,158	15,154	38,137
5000 or more	8,041	16,129	32,998	7,903	13,261	31,844
under 5000	391	586	3,307	255	1,893	6,293
rural	1,369	2,806	12,989	857	2,719	12,024
non-farm	1,269	2,600	10,820	769	2,325	9,908
farm	100	206	2,169	88	394	2,116
Newfoundland	154	220	1,883	161	82	1,439
urban	51	35	358	63	49	210
5000 or more	51	35	358	63	49	210
under 5000	-	-	-	-	-	-
rural	103	185	1,525	98	33	1,229
non-farm	103	139	1,455	98	33	1,073
farm	-	46	70	-	-	156
Maritime Provinces	281	873	2,983	301	1,209	2,991
urban	235	395	1,449	253	885	1,537
5000 or more	235	395	1,181	253	588	1,062
under 5000	-	-	268	-	297	475
rural	46	478	1,534	48	324	1,454
non-farm	46	422	1,068	48	153	884
farm	-	56	466	-	171	570
Quebec	2,922	6,612	11,154	3,572	6,509	11,956
urban	2,846	6,402	9,881	3,440	6,087	10,304
5000 or more	2,734	6,238	9,232	3,304	4,997	9,354
under 5000	112	164	649	136	1,090	950
rural	76	210	1,273	132	422	1,652
non-farm	76	210	1,245	132	384	1,414
farm	-	-	28	-	38	238
Ontario	4,846	7,887	20,702	3,466	5,770	20,922
urban	3,895	6,322	15,558	3,051	4,452	14,720
5000 or more	3,616	6,163	14,716	3,023	4,252	12,618
under 5000	279	159	842	28	200	2,102
rural	951	1,565	5,144	415	1,318	6,202
non-farm	879	1,538	4,473	367	1,227	5,372
farm	72	27	671	48	91	830

Table 2.- Construction of dwelling units in rural and urban areas by regions - con.

	1951			1950		
	Jan. 1 to Mar. 31		Under construction Mar. 31	Jan. 1 to Mar. 31		Under construction Mar. 31
	Started	Completed		Started	Completed	
Prairie Provinces	489	1,987	7,456	599	2,832	6,269
urban	461	1,717	5,230	511	2,400	5,600
5000 or more	461	1,652	3,956	427	2,106	3,976
under 5000	-	65	1,274	84	294	1,624
rural	28	270	2,226	88	432	669
non-farm	-	193	1,292	48	338	367
farm	28	77	934	40	94	302
British Columbia	1,109	1,942	5,116	916	1,471	6,584
urban	944	1,844	3,829	840	1,281	5,766
5000 or more	944	1,646	3,555	833	1,269	4,624
under 5000	-	198	274	7	12	1,142
rural	165	98	1,287	76	190	818
non-farm	165	98	1,287	76	190	798
farm	-	-	-	-	-	20

Table 3.- Construction of dwelling units in urban centres of 5000 or more

	1951			1950		
	Jan. 1 to Mar. 31		Under construction Mar. 31	Jan. 1 to Mar. 31		Under construction Mar. 31
	Started	Completed		Started	Completed	
Newfoundland	-	3	14	-	4	4
Bell Island	-	-	23	-	-	16
Corner Brook	1	3	27	-	-	-
Grand Falls	50	29	294	63	45	190
St. John's						
Prince Edward Island						
Charlottetown	4	12	18	-	5	28
Summerside	-	7	8	-	38	137
Nova Scotia						
Amherst	-	2	5	2	5	9
Halifax	112	151	821	101	120	278
New Glasgow	-	3	10	-	7	18
Springhill	-	1	3	-	7	11

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1951			1950		
	Jan. 1 to Mar. 31		Under construction Mar. 31	Jan. 1 to Mar. 31		Under construction Mar. 31
	Started	Completed		Started	Completed	
Nova Scotia - con.						
Stellarton	-	3	3	1	2	4
Sydney	14	93	170	14	79	241
Truro	3	8	23	4	8	11
Yarmouth	2	4	7	1	17	8
New Brunswick						
Campbellton	-	-	2	-	-	-
Edmundston	-	10	-	-	4	-
Fredericton	2	5	18	3	11	37
Moncton	84	61	57	113	180	150
Saint John	14	35	36	14	105	130
Quebec						
Asbestos	2	9	11	3	10	5
Chicoutimi	6	15	12	3	7	80
Drummondville	12	80	33	9	14	25
Grandby	36	71	79	12	32	30
Grand 'Mère	5	24	16	2	11	13
Hull	114	84	143	116	52	161
Joliette	-	44	18	29	17	94
Jonquière	4	18	17	-	2	13
Kénogami	4	9	4	3	-	6
Lachute	4	28	13	1	2	4
LaTuque	-	-	24	-	4	22
Magog	12	11	17	7	6	11
Montréal	2,173	5,110	7,963	2,698	3,965	7,654
Québec	190	156	379	282	518	547
Rimouski	11	60	22	-	13	16
Rivière-du-Loup	8	5	16	-	14	19
Rouyn	-	10	1	-	-	76
St.-Hyacinthe	5	34	40	1	26	30
St.-Jean	11	72	47	16	67	66
St.-Jérôme	15	57	46	11	22	100
St.-Joseph d'Alma	4	4	6	3	10	44
St.-Joseph de Grantham	8	7	8	1	-	1
Shawinigan Falls	4	33	9	5	8	12
Sherbrooke	37	69	52	53	41	159
Sorel	5	14	8	1	-	8
Thetford Mines	6	23	8	3	15	7
Trois-Rivières	37	90	166	37	87	118
Valleyfield	20	69	63	7	30	22
Victoriaville	1	32	11	1	24	11

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1951			1950		
	Jan. 1 to Mar. 31		Under construction Mar. 31	Jan. 1 to Mar. 31		Under construction Mar. 31
	Started	Completed		Started	Completed	
Ontario						
Barrie	4	27	24	19	49	50
Belleville	4	17	42	8	37	231
Brampton	30	14	72	7	11	29
Brantford	79	60	234	60	172	183
Brockville	1	5	11	10	15	30
Chatham	7	18	59	3	51	77
Cobourg	2	10	22	2	6	20
Collingwood	1	-	5	-	12	14
Cornwall	9	53	46	27	42	46
Dundas	4	21	28	2	5	12
Fort Erie	7	9	16	12	6	17
Fort Frances	-	-	10	-	10	35
Fort William	-	19	42	1	90	83
Galt	17	25	44	17	51	95
Guelph	17	27	46	11	35	75
Hamilton	204	553	899	179	252	911
Hawkesbury	21	8	26	5	4	12
Ingersoll	-	14	16	7	2	27
Kenora	-	-	7	-	-	26
Kingston	25	26	108	56	59	84
Kitchener	140	160	373	90	162	413
Leamington	3	2	18	3	6	22
Lindsay	2	8	12	-	7	22
London	178	286	979	202	271	885
Midland	-	2	2	7	11	11
Niagara Falls	18	13	45	23	70	174
North Bay	3	18	13	2	16	23
Orillia	3	14	18	9	21	16
Oshawa	41	55	119	7	51	63
Ottawa	324	534	1,358	765	351	1,134
Owen Sound	7	17	25	4	8	20
Parry Sound	1	2	9	2	3	6
Pembroke	10	40	32	6	9	34
Peterborough	14	48	145	19	105	176
Port Arthur	4	25	45	1	63	80
Port Colborne	6	7	24	1	4	13
Port Hope	5	7	27	-	11	40
Preston	5	9	26	1	4	6
Renfrew	3	10	11	5	3	11
St. Catharines	18	19	124	28	78	240
St. Thomas	13	4	23	3	12	40
Sarnia	75	38	236	12	34	233
Sault Ste. Marie	31	50	77	10	70	66
Simcoe	11	22	19	3	10	15

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1951			1950		
	Jan. 1 to Mar. 31		Under construction Mar. 31	Jan. 1 to Mar. 31		Under construction Mar. 31
	Started	Completed		Started	Completed	
Ontario - con.						
Smith's Falls	-	4	19	21	7	27
Stratford	1	6	24	-	21	69
Sudbury	6	85	144	21	45	79
Thorold	1	10	17	1	5	21
Timmins	-	4	2	1	2	27
Toronto	2,069	3,501	8,286	1,202	1,521	5,999
Trenton	-	9	11	1	-	26
Welland	7	14	40	3	33	18
Whitby	3	12	17	9	14	14
Windsor	174	193	600	134	281	516
Woodstock	8	29	39	1	34	22
Manitoba						
Brandon	19	33	27	8	10	24
Portage la Prairie	1	9	11	-	34	28
Winnipeg	43	393	997	28	659	1,394
Saskatchewan						
Moose Jaw	-	10	15	-	11	44
North Battleford	-	4	6	-	12	6
Prince Albert	-	10	29	2	32	75
Regina	-	71	158	21	176	206
Saskatoon	13	58	171	8	37	212
Swift Current	-	2	19	-	14	16
Weyburn	-	4	2	-	1	6
Yorkton	-	10	20	-	4	13
Alberta						
Calgary	247	381	1,006	137	305	631
Edmonton	108	598	1,336	176	598	1,124
Lethbridge	30	63	88	36	189	133
Medicine Hat	-	6	71	11	24	64
British Columbia						
Kamloops	4	7	14	6	19	26
Kelowna	3	33	19	16	21	45
Nanaimo	17	45	156	21	40	204
Nelson	1	3	15	3	3	11
Prince George	-	5	19	-	3	10
Prince Rupert	7	6	21	2	4	11
Trail	4	7	15	4	28	53
Vancouver	704	1,301	2,633	639	1,024	3,200
Vernon	9	4	22	6	6	16
Victoria	195	235	641	136	121	1,048

Table 4.- Monthly starts by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 January	1,675	..	53	251	610	179	582
February	1,894	..	12	590	397	140	755
March	3,109	..	40	1,355	796	134	784
April	8,274	..	487	2,800	2,845	591	1,551
May	11,407	..	999	3,019	3,762	2,555	1,072
June	13,409	..	982	3,613	3,740	3,564	1,510
July	9,684	..	731	2,227	3,773	1,825	1,128
August	11,013	..	947	2,270	3,361	3,090	1,345
September	10,651	..	686	3,079	3,673	2,314	899
October	7,437	..	280	2,075	2,759	1,511	812
November	7,795	..	287	2,282	2,974	1,636	616
December	3,846	..	208	1,421	1,286	352	579
1949 January	3,066	..	37	624	1,248	478	679
February	1,745	..	43	535	781	127	259
March	3,585	..	128	1,386	1,255	185	631
April	8,466	..	304	2,416	3,066	1,790	890
May	12,809	..	817	3,525	4,941	2,539	987
June	10,528	..	613	3,042	3,497	2,391	985
July	9,086	..	609	2,705	3,155	1,629	988
August	8,542	..	678	2,003	2,988	1,880	993
September	10,035	..	702	2,065	4,303	1,621	1,344
October	8,964	..	552	2,182	3,883	1,667	680
November	8,434	..	340	2,157	3,455	1,817	665
December	4,249	..	200	1,556	1,451	441	601
1950 January	2,152	103	130	579	1,077	99	164
February	2,694	-	36	1,136	1,133	181	208
March	4,169	58	135	1,857	1,256	319	544
April	7,422	52	386	3,263	1,644	1,225	847
May	13,647	77	793	4,748	4,196	2,872	961
June	12,065	99	1,004	3,392	3,915	2,524	1,091
July	10,245	425	593	3,111	2,936	2,141	1,039
August	9,306	283	690	2,353	3,433	1,991	556
September	10,245	439	418	2,943	4,232	1,556	657
October	9,773	140	529	2,461	4,341	1,624	678
November	6,679	362	519	1,560	2,953	866	419
December	4,134	52	88	1,107	2,314	201	372
1951 January	2,771	101	51	760	1,358	148	353
February	2,966	20	113	839	1,481	137	376
March	4,064	33	117	1,323	2,007	204	380

Note - Newfoundland included from January 1950.

Table 5.- Monthly completions by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 January	3,736	..	164	564	1,534	610	864
February	3,778	..	174	798	1,451	676	679
March	4,055	..	158	1,525	1,113	613	646
April	6,729	..	277	1,978	2,708	918	848
May	6,284	..	300	1,267	2,803	1,225	689
June	5,946	..	432	1,556	2,175	966	817
July	6,073	..	313	2,067	2,026	620	1,047
August	6,970	..	495	2,062	2,404	777	1,232
September	6,667	..	421	1,988	1,674	1,536	1,048
October	8,164	..	731	2,068	2,923	1,402	1,040
November	9,701	..	625	2,179	3,124	2,916	857
December	7,994	..	719	2,119	2,456	1,736	964
1949 January	6,643	..	325	1,591	2,449	932	1,346
February	4,807	..	358	1,159	1,881	717	692
March	6,388	..	477	1,866	2,066	1,248	731
April	7,251	..	413	2,174	2,329	1,851	484
May	7,374	..	201	1,990	2,880	1,386	917
June	7,275	..	539	1,988	2,454	1,559	735
July	6,588	..	414	2,007	2,352	1,011	804
August	9,109	..	566	2,154	3,614	1,772	1,003
September	7,563	..	398	1,607	2,571	2,041	946
October	9,059	..	365	2,655	3,034	2,037	968
November	8,700	..	615	2,194	3,224	1,882	785
December	6,776	..	444	1,527	2,586	1,358	861
1950 January	6,480	..	490	1,932	2,112	1,326	620
February	4,815	1	341	1,925	1,546	605	397
March	6,578	81	378	2,652	2,112	901	454
April	5,397	17	329	1,832	1,784	847	588
May	6,171	206	338	1,593	2,371	999	664
June	6,527	67	482	2,086	2,324	941	627
July	6,853	89	359	1,883	2,687	946	889
August	8,717	253	735	2,645	3,070	1,255	759
September	7,893	209	366	2,524	2,410	1,184	1,200
October	9,528	96	778	2,415	3,436	2,104	699
November	8,766	93	381	2,216	2,855	2,255	966
December	11,290	604	516	3,534	4,611	1,328	697
1951 January	6,950	92	310	2,371	2,660	703	814
February	6,712	119	393	2,367	2,550	729	554
March	5,859	9	170	1,874	2,677	555	574

Note - Newfoundland included from January 1950.

Table 6.- Dwelling units completed during March, 1951, by time under construction for Canada and the provinces.

	Total	Months				Over 1 year	Unknown
		1-3	4-6	7-9	10-12		
Canada	5,859	165	2,265	2,293	495	641	-
Newfoundland	9	1	6	2	-	-	-
Prince Edward Island	24	-	-	23	1	-	-
Nova Scotia	94	5	21	41	25	2	-
New Brunswick	52	3	19	23	4	3	-
Quebec	1,874	40	617	1,102	112	3	-
Ontario	2,677	60	1,329	719	185	384	-
Manitoba	174	-	54	69	8	43	-
Saskatchewan	89	-	27	61	1	-	-
Alberta	292	9	53	157	54	19	-
British Columbia	574	47	139	96	105	187	-

Table 7.- Dwelling units completed during March, 1951, by time under construction as a percentage of total completions for Canada and regions.

	Total	Months				Over 1 year
		1-3	4-6	7-9	10-12	
	%	%	%	%	%	%
Canada	100	3	39	39	8	11
Newfoundland	100	11	67	22	-	-
Maritime Provinces	100	5	23	51	18	3
Quebec	100	2	33	59	6	-
Ontario	100	2	50	27	7	14
Prairie Provinces	100	2	24	52	11	11
British Columbia	100	8	24	17	18	33

Table 8.- Completions by month by average time under construction

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 average	6.5	..	6.5	5.5	6.8	6.3	7.5
1949 average	7.0	..	7.9	6.4	7.5	6.0	8.1
1950 average	7.1	6.5	6.8	6.1	7.9	6.2	9.1
1948 January	7.7	..	6.0	6.8	8.7	6.7	8.1
February	6.8	..	7.5	4.5	7.1	7.2	8.2
March	7.1	..	9.5	6.0	7.4	7.6	8.0
April	7.2	..	6.8	6.6	7.2	7.9	8.0
May	7.2	..	6.1	7.1	6.7	8.1	8.1
June	6.8	..	7.6	6.2	7.1	7.5	6.6
July	6.1	..	6.4	4.5	7.4	6.9	7.0
August	6.2	..	5.5	4.6	6.8	6.3	7.7
September	5.4	..	5.4	4.2	7.0	4.9	6.3
October	6.1	..	6.1	5.1	6.6	5.1	7.7
November	6.0	..	6.7	6.1	5.7	5.5	7.8
December	6.4	..	6.7	5.8	6.5	6.1	7.5
1949 January	7.0	..	7.6	7.7	6.4	6.2	7.6
February	7.3	..	8.6	6.6	8.0	6.4	6.6
March	7.9	..	9.9	6.9	8.2	7.4	8.7
April	7.9	..	9.4	7.6	8.0	7.5	8.3
May	8.0	..	8.5	7.0	8.5	7.3	9.7
June	7.4	..	7.9	6.4	8.2	6.6	8.5
July	7.3	..	9.9	6.0	7.8	6.9	8.7
August	6.9	..	6.5	5.8	8.4	5.1	7.6
September	5.9	..	5.9	5.4	6.4	4.8	8.0
October	6.1	..	7.4	5.5	6.5	5.2	8.2
November	6.3	..	7.1	6.5	6.3	5.2	7.3
December	6.5	..	6.2	6.0	7.3	5.3	7.5
1950 January	6.8	-	8.4	5.9	7.2	6.6	7.7
February	7.2	-	7.3	6.2	7.4	8.3	9.6
March	7.0	3.0	7.5	6.4	7.2	7.1	9.6
April	7.6	2.0	7.6	7.3	8.0	7.1	8.6
May	8.5	9.4	7.9	7.8	8.6	7.2	12.2
June	7.9	7.7	9.2	5.9	8.5	7.4	11.6
July	7.1	5.3	7.6	5.4	7.9	6.9	8.1
August	6.6	6.1	4.3	6.4	7.5	5.4	8.2
September	6.4	4.3	5.1	5.7	6.8	4.8	9.4
October	6.4	3.6	5.2	6.3	7.3	5.1	8.3
November	6.6	4.0	8.9	5.4	7.1	6.1	8.7
December	7.8	8.9	5.9	5.7	10.0	5.7	8.5
1951 January	7.1	8.1	5.9	6.5	6.9	6.3	10.7
February	8.0	4.9	7.0	6.8	9.0	8.3	9.3
March	8.1	5.6	7.8	6.7	8.1	8.5	12.1

Note - Newfoundland included from January 1950.

Table 9.- Completions during the first three months of 1951
by type of dwelling for Canada and the provinces.

	Total	One-family detached	Two-family detached	Row or Terrace	Apartment or flat	Other
Canada	19,521	14,020	2,294	114	3,046	47
Newfoundland	220	216	4	-	-	-
Prince Edward Island	171	171	-	-	-	-
Nova Scotia	394	385	-	-	9	-
New Brunswick	308	304	4	-	-	-
Quebec	6,612	2,515	2,122	2	1,955	18
Ontario	7,887	6,835	78	112	834	28
Manitoba	540	481	24	-	34	1
Saskatchewan	269	269	-	-	-	-
Alberta	1,178	1,089	34	-	55	-
British Columbia	1,942	1,755	28	-	159	-

Table 10.- Rental units completed during the first three months of 1951
under the management of Central Mortgage and Housing Corporation.

	Total	One-family detached	Two-family detached	Row or Terrace	Apartment or flat	Other
Canada	1,068	1,068	-	-	-	-
Newfoundland	-	-	-	-	-	-
Prince Edward Island	96	96	-	-	-	-
Nova Scotia	83	83	-	-	-	-
New Brunswick	60	60	-	-	-	-
Quebec	-	-	-	-	-	-
Ontario	276	276	-	-	-	-
Manitoba	105	105	-	-	-	-
Saskatchewan	67	67	-	-	-	-
Alberta	243	243	-	-	-	-
British Columbia	138	138	-	-	-	-

Appendix 1 : Definitions

- (a) The count of dwellings which are started, completed and under construction includes only new residential construction intended for year-round occupancy. Seasonal dwellings such as summer cottages, ski shacks, etc., are not counted. Dwellings which are occupied, even if unfinished, are regarded as completed for the purposes of this survey.
- (b) Types of dwelling
- (i) 1-family detached: a one-family house open on all four sides, i.e., not joined to other buildings;
 - (ii) 2-family detached: a two-family house which contains only two dwelling units, either one above the other open on all four sides, or two units side by side each open on three sides, sometimes known as a semi-detached house;
 - (iii) row or terrace: a one-family or two-family house in a row of three or more attached houses with common or adjacent walls;
 - (iv) apartment or flat: an apartment or flat is (a) a residential structure containing three or more dwelling units, or (b) a structure used for business purposes which contains one or more dwelling units (e.g., living quarters in an office building or factory, living quarters over a store, etc.); and
 - (v) other: : any type of dwelling which does not fall into one of the above classifications.
- (c) For the purpose of this survey, a dwelling unit is defined as a structurally separate set of living quarters having its own entrance from outside of the building, or from a common passage inside. The number of dwelling units in a structure will be the number of households the structure is intended to accommodate.
- (d) For the purpose of this survey, a farm must contain at least one acre and must yield agricultural produce valued at \$50. or more per year.

Appendix 2: Reliability of the estimates

Since the estimates in this report are partially based on a sample survey, they are subject to sampling variability. This sampling variability is not present in the data on the municipalities of 5,000 and over. When the estimates include an element derived from the sample survey, the sampling error increases as the size of the estimate decreases. Care should be taken, therefore, in interpreting the precision of some of the estimates. The estimate of unfinished dwellings for the whole of Canada should be within 5 per cent of the figures which would have been obtained from a complete count.

The estimates presented in the tables are shown to the last digit instead of being rounded, not because they are assumed to be accurate to the last digit, but rather for convenience in summation and economy in processing the tabulations.

In addition to sampling variation, all the estimates are subject to errors of enumeration. However, these should be very small as the survey for the most part can

be carried on without interview with a consequent elimination of all types of respondent error. A complete count by the same enumerators would contain the same enumerative error.

Appendix 3 : Metropolitan areas

Some cities in Canada have reasonably well defined suburban areas which, for the purposes of the survey of starts and completions of dwelling units, have been included under the name of the principal city. A list of the municipalities included in these metropolitan areas is given in Housing Bulletin No. 12 pp. 17-19.

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GOVERNMENT OF CANADA

NEW RESIDENTIAL CONSTRUCTION

JANUARY 1 TO APRIL 30, 1951



UNIVERSITY OF TORONTO
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Vol. 4

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FROM JANUARY 1 TO APRIL 30, 1951

(IN 1948 AND 1949, ISSUED AS
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NEW RESIDENTIAL CONSTRUCTION

The number of new dwelling units started in Canada between January 1 and April 30, 1951, is estimated at 17,252, a somewhat higher figure than for the corresponding period of 1950 when 16,437 units were started.

Completions during the first four months of 1951 are estimated at 25,209 units or an increase of 1,939 units over the 23,270 units completed up to the end of April last year.

At April 30, 1951, an estimated 51,090 new dwelling units were in various stages of construction, as compared with 50,775 units under construction at April 30, 1950.

Provincially, comparison between the first four months of 1950 and 1951 shows an increase in starts of 54 per cent in Ontario, smaller increases in Nova Scotia and Alberta, and decreases in the other provinces. Completions were higher this year in Ontario, British Columbia, Newfoundland, and Prince Edward Island and lower in the remaining provinces.

The average length of time under construction for dwelling units completed in April, 1951, is estimated at 7.6 months - the same average time as required for dwellings completed in April 1950.

From the types of dwellings built, it is estimated that approximately 28 per cent of the units completed in the first four months of 1951 were for rental purposes or about the same proportion as in the corresponding period last year.

These estimates as well as other statistics contained in this bulletin are the results of a nation-wide survey carried out each month by the Dominion Bureau of Statistics with the co-operation of the Central Mortgage and Housing Corporation. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

A column headed "Adjustments" appears in Table 1. These adjustments can arise in various ways. For example, after a start on a dwelling has been made, construction may cease, or a structure when completed may contain more or less dwelling units than were reported when construction commenced.

Table 1.- Construction of dwelling units in Canada and the provinces.

	Under construction Jan. 1	Jan. 1 to Apr. 30		Adjustments	Under construction Apr. 30
		Started	Completed		
<u>1951</u>					
Canada	59,443	17,252	25,209	- 396	51,090
Newfoundland	1,950	194	271	- 1	1,872
Prince Edward Island	291	7	204	-	94
Nova Scotia	2,429	357	578	+ 19	2,227
New Brunswick	897	207	326	- 60	718
Quebec	14,859	5,173	8,256	- 15	11,761
Ontario	24,215	7,872	10,614	- 425	21,048
Manitoba	2,093	367	741	- 3	1,716
Saskatchewan	1,060	128	336	- 1	851
Alberta	5,803	1,259	1,486	- 11	5,565
British Columbia	5,846	1,688	2,397	+ 101	5,238
<u>1950</u>					
Canada	59,503	16,437	23,270	- 1,895	50,775
Newfoundland	1,334	213	99	+ 26	1,474
Prince Edward Island	292	14	116	+ 14	204
Nova Scotia	2,326	308	839	- 1	1,794
New Brunswick	1,274	365	583	- 7	1,049
Quebec	14,984	6,840	8,341	- 659	12,824
Ontario	23,585	5,110	7,554	- 1,165	19,976
Manitoba	2,781	409	995	- 12	2,183
Saskatchewan	1,452	173	465	- 11	1,149
Alberta	4,309	1,242	2,219	- 19	3,313
British Columbia	7,166	1,763	2,059	- 61	6,809
<u>1949</u>					
Canada	56,456	16,862	25,077	- 161	48,080
Newfoundland	..	..	..	..	..
Prince Edward Island	203	1	110	-	94
Nova Scotia	2,748	424	1,085	+ 1	2,088
New Brunswick	1,069	87	378	- 1	777
Quebec	13,848	4,961	6,778	- 16	12,015
Ontario	21,112	6,350	8,725	- 120	18,617
Manitoba	2,632	506	1,225	- 20	1,893
Saskatchewan	1,853	294	500	- 2	1,645
Alberta	5,262	1,780	3,023	- 3	4,016
British Columbia	7,729	2,459	3,253	-	6,935

Note - Newfoundland included from January 1950.

Table 2.- Construction of dwelling units in rural and urban areas by regions.

	1951			1950		
	Jan. 1 to Apr. 30		Under construction Apr. 30	Jan. 1 to Apr. 30		Under construction Apr. 30
	Started	Completed		Started	Completed	
Canada	17,252	25,209	51,090	16,437	23,270	50,775
urban	14,534	21,813	37,342	14,763	20,027	39,241
5000 or more	13,930	20,935	34,072	14,060	17,569	33,065
under 5000	604	878	3,270	703	2,458	6,176
rural	2,718	3,396	13,748	1,674	3,243	11,534
non-farm	2,401	3,141	11,411	1,450	2,756	9,375
farm	317	255	2,337	224	487	2,159
Newfoundland	194	271	1,872	213	99	1,474
urban	72	67	347	71	66	201
5000 or more	72	67	347	71	66	201
under 5000	-	-	-	-	-	-
rural	122	204	1,525	142	33	1,273
non-farm	122	158	1,455	142	33	1,117
farm	-	46	70	-	-	156
Maritime Provinces	571	1,108	3,039	687	1,538	3,047
urban	403	513	1,500	464	1,200	1,432
5000 or more	403	513	1,232	413	782	1,027
under 5000	-	-	268	51	418	405
rural	168	595	1,539	223	338	1,615
non-farm	168	539	1,073	200	153	1,036
farm	-	56	466	23	185	579
Quebec	5,173	8,256	11,761	6,840	8,341	12,824
urban	4,704	7,930	10,211	6,540	7,803	11,120
5000 or more	4,539	7,738	9,537	6,303	6,564	10,218
under 5000	165	192	674	237	1,239	902
rural	469	326	1,550	300	538	1,704
non-farm	431	326	1,484	272	500	1,438
farm	38	-	66	28	38	266
Ontario	7,872	10,614	21,048	5,110	7,554	19,976
urban	6,209	8,889	15,352	4,515	6,089	14,524
5000 or more	5,861	8,466	14,663	4,425	5,783	12,466
under 5000	348	423	689	90	306	2,058
rural	1,663	1,725	5,696	595	1,465	5,452
non-farm	1,480	1,677	4,935	520	1,374	4,595
farm	183	48	761	75	91	857

Table 2.- Construction of dwelling units in rural and urban areas by regions - con.

	1951			1950		
	Jan. 1 to Apr. 30		Under construction Apr. 30	Jan. 1 to Apr. 30		Under construction Apr. 30
	Started	Completed		Started	Completed	
Prairie Provinces	1,754	2,563	8,132	1,824	3,679	6,645
urban	1,625	2,205	5,893	1,638	3,152	5,973
5000 or more	1,534	2,140	4,528	1,320	2,711	4,262
under 5000	91	65	1,365	318	441	1,711
rural	129	358	2,239	186	527	672
non-farm	33	253	1,265	88	354	391
farm	96	105	974	98	173	281
British Columbia	1,688	2,397	5,238	1,763	2,059	6,809
urban	1,521	2,209	4,039	1,535	1,717	5,991
5000 or more	1,521	2,011	3,765	1,528	1,663	4,891
under 5000	-	198	274	7	54	1,100
rural	167	188	1,199	228	342	818
non-farm	167	188	1,199	228	342	798
farm	-	-	-	-	-	20

Table 3.- Construction of dwelling units in urban centres of 5000 or more

	1951			1950		
	Jan. 1 to Apr. 30		Under construction Apr. 30	Jan. 1 to Apr. 30		Under construction Apr. 30
	Started	Completed		Started	Completed	
Newfoundland						
Bell Island	-	3	14	8	4	12
Corner Brook	-	-	23	-	-	16
Grand Falls	2	4	27	-	-	-
St. John's	70	60	283	63	62	173
Prince Edward Island						
Charlottetown	5	16	15	-	5	28
Summerside	2	8	9	-	41	134
Nova Scotia						
Amherst	-	2	5	2	7	7
Halifax	210	215	853	166	208	255
New Glasgow	-	3	10	-	8	17
Springhill	1	1	4	-	8	10

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1951			1950		
	Jan. 1 to Apr. 30		Under construction Apr. 30	Jan. 1 to Apr. 30		Under construction Apr. 30
	Started	Completed		Started	Completed	
Nova Scotia - con.						
Stellarton	-	3	3	1	2	4
Sydney	34	117	166	41	132	215
Truro	7	14	21	8	9	14
Yarmouth	2	5	6	10	17	17
New Brunswick						
Campbellton	-	-	2	-	-	-
Edmunston	4	10	4	8	4	8
Fredericton	9	16	17	3	16	32
Moncton	100	62	72	145	182	179
Saint John	29	41	45	29	143	107
Quebec						
Asbestos	12	11	19	14	13	13
Chicoutimi	8	20	9	12	9	87
Drummondville	23	90	34	82	34	78
Grandby	91	97	108	22	42	30
Grand'Mère	8	24	19	23	13	32
Hull	127	114	131	133	92	138
Joliette	9	57	14	40	88	34
Jonquière	8	26	13	2	9	8
Kénogami	5	9	5	10	1	12
Lachute	7	29	15	14	3	16
La Tuque	-	-	24	-	4	22
Magog	23	12	27	36	6	40
Montréal	3,504	6,331	8,067	5,186	5,060	8,482
Québec	296	207	434	361	673	471
Rimouski	11	60	22	-	29	-
Rivière-du-Loup	8	5	16	-	33	-
Rouyn	19	12	19	-	-	76
St.-Hyacinthe	28	47	50	42	48	49
St.-Jean	30	89	49	38	91	64
St.-Jérôme	22	77	33	29	32	108
St.-Joseph d'Alma	9	7	8	5	15	41
St.-Joseph de Grantham	22	7	22	12	-	12
Shawinigan Falls	14	33	19	22	8	26
Sherbrooke	73	79	78	79	44	182
Sorel	15	16	16	1	6	2
Thetford Mines	10	23	12	11	19	11
Trois-Rivières	80	122	177	92	134	126
Valleyfield	54	94	72	27	34	38
Victoriaville	23	40	25	10	24	20

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1951			1950		
	Jan. 1 to Apr. 30		Under construction Apr. 30	Jan. 1 to Apr. 30		Under construction Apr. 30
	Started	Completed		Started	Completed	
Ontario						
Barrie	11	35	23	22	62	40
Belleville	5	19	41	37	62	235
Brampton	36	19	73	7	11	29
Brantford	116	84	247	112	217	186
Brockville	2	5	12	16	22	29
Chatham	25	28	67	19	69	75
Cobourg	6	13	23	5	7	22
Collingwood	4	2	6	-	17	9
Cornwall	14	74	30	33	54	40
Dundas	5	24	26	2	5	21
Fort Erie	7	11	14	13	7	17
Fort Frances	1	2	9	-	10	35
Fort William	4	23	41	8	130	50
Galt	26	36	42	28	52	105
Guelph	28	35	49	34	46	87
Hamilton	287	668	867	236	365	855
Hawkesbury	21	19	15	5	4	12
Ingersoll	2	15	17	8	3	27
Kenora	-	-	7	-	-	26
Kingston	38	76	71	71	73	85
Kitchener	218	226	385	181	296	370
Leamington	3	2	18	5	7	23
Lindsay	4	10	12	2	9	22
London	344	423	1,008	343	396	901
Midland	4	2	6	8	13	9
Niagara Falls	29	13	56	27	73	149
North Bay	20	18	30	11	20	28
Orillia	8	20	17	19	27	20
Oshawa	64	84	113	30	53	84
Ottawa	454	760	1,268	898	417	1,201
Owen Sound	11	17	29	4	8	20
Parry Sound	3	5	8	2	3	6
Pembroke	18	48	32	17	27	27
Peterborough	83	72	190	47	152	159
Port Arthur	14	31	49	3	85	60
Port Colborne	11	10	26	12	7	21
Port Hope	6	12	23	4	15	40
Preston	6	11	25	3	4	8
Renfrew	8	14	12	8	6	11
St. Catharines	22	27	120	46	84	251
St. Thomas	13	7	20	9	12	46
Sarnia	167	115	251	24	39	240
Sault Ste-Marie	95	85	106	17	100	43
Simcoe	17	26	21	7	11	18

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1951			1950		
	Jan. 1 to Apr. 30		Under construction Apr. 30	Jan. 1 to Apr. 30		Under construction Apr. 30
	Started	Completed		Started	Completed	
Ontario - con.						
Smith's Falls	-	8	15	24	14	23
Stratford	7	10	26	8	34	64
Sudbury	22	105	139	36	52	87
Thorold	3	10	19	5	10	20
Timmins	-	4	2	3	6	25
Toronto	3,276	4,758	8,237	1,658	2,155	5,821
Trenton	4	13	11	16	4	37
Welland	24	21	50	14	48	14
Whitby	6	15	17	15	17	15
Windsor	237	261	595	257	325	595
Woodstock	22	35	47	6	38	23
Manitoba						
Brandon	32	38	34	23	18	31
Portage la Prairie	6	14	11	-	34	28
Winnipeg	305	524	1,126	314	871	1,468
Saskatchewan						
Moose Jaw	7	13	19	2	12	45
North Battleford	1	4	7	1	12	7
Prince Albert	20	10	49	21	44	82
Regina	11	118	122	47	197	211
Saskatoon	45	69	191	56	65	230
Swift Current	-	2	19	-	14	16
Weyburn	-	4	2	2	3	6
Yorkton	4	16	18	-	6	11
Alberta						
Calgary	508	531	1,116	484	421	862
Edmonton	461	690	1,597	233	760	1,019
Lethbridge	118	90	148	93	219	160
Medicine Hat	16	17	69	44	35	86
British Columbia						
Kamloops	6	8	13	11	23	27
Kelowna	22	38	33	32	24	58
Nanaimo	27	59	152	35	57	201
Nelson	1	5	13	12	4	19
Prince George	21	8	37	-	3	10
Prince Rupert	7	6	21	6	8	9
Trail	4	7	15	14	32	27
Vancouver	1,182	1,548	2,864	1,182	1,281	3,486
Vernon	9	15	11	15	10	21
Victoria	242	317	606	221	221	1,033

Table 4.- Monthly starts by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 January	1,675	..	53	251	610	179	582
February	1,894	..	12	590	397	140	755
March	3,109	..	40	1,355	796	134	784
April	8,274	..	487	2,800	2,845	591	1,551
May	11,407	..	999	3,019	3,762	2,555	1,072
June	13,409	..	982	3,613	3,740	3,564	1,510
July	9,684	..	731	2,227	3,773	1,825	1,128
August	11,013	..	947	2,270	3,361	3,090	1,345
September	10,651	..	686	3,079	3,673	2,314	899
October	7,437	..	280	2,075	2,759	1,511	812
November	7,795	..	287	2,282	2,974	1,636	616
December	3,846	..	208	1,421	1,286	352	579
1949 January	3,066	..	37	624	1,248	478	679
February	1,745	..	43	535	781	127	259
March	3,585	..	128	1,386	1,255	185	631
April	8,466	..	304	2,416	3,066	1,790	890
May	12,809	..	817	3,525	4,941	2,539	987
June	10,528	..	613	3,042	3,497	2,391	985
July	9,086	..	609	2,705	3,155	1,629	988
August	8,542	..	678	2,003	2,988	1,880	993
September	10,035	..	702	2,065	4,303	1,621	1,344
October	8,964	..	552	2,182	3,883	1,667	680
November	8,434	..	340	2,157	3,455	1,817	665
December	4,249	..	200	1,556	1,451	441	601
1950 January	2,152	103	130	579	1,077	99	164
February	2,694	-	36	1,136	1,133	181	208
March	4,169	58	135	1,857	1,256	319	544
April	7,422	52	386	3,268	1,644	1,225	847
May	13,647	77	793	4,748	4,196	2,872	961
June	12,065	99	1,004	3,392	3,915	2,524	1,091
July	10,245	425	593	3,111	2,936	2,141	1,039
August	9,306	283	690	2,353	3,433	1,991	556
September	10,245	439	418	2,943	4,232	1,556	657
October	9,773	140	529	2,461	4,341	1,624	678
November	6,679	362	519	1,560	2,953	866	419
December	4,134	52	88	1,107	2,314	201	372
1951 January	2,771	101	51	760	1,358	148	353
February	2,966	20	113	839	1,481	137	376
March	4,064	33	117	1,323	2,007	204	380
April	7,451	40	290	2,251	3,026	1,265	579

Note - Newfoundland included from January 1950.

Table 5.- Monthly completions by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 January	3,736	..	164	564	1,534	610	864
February	3,778	..	174	798	1,451	676	679
March	4,055	..	158	1,525	1,113	613	646
April	6,729	..	277	1,978	2,708	918	848
May	6,284	..	300	1,267	2,803	1,225	689
June	5,946	..	432	1,556	2,175	966	817
July	6,073	..	313	2,067	2,026	620	1,047
August	6,970	..	495	2,062	2,404	777	1,232
September	6,667	..	421	1,988	1,674	1,536	1,048
October	8,164	..	731	2,068	2,923	1,402	1,040
November	9,701	..	625	2,179	3,124	2,916	857
December	7,994	..	719	2,119	2,456	1,736	964
1949 January	6,643	..	325	1,591	2,449	932	1,346
February	4,807	..	358	1,159	1,881	717	692
March	6,388	..	477	1,866	2,066	1,248	731
April	7,251	..	413	2,174	2,329	1,851	484
May	7,374	..	201	1,990	2,880	1,386	917
June	7,275	..	539	1,988	2,454	1,559	735
July	6,588	..	414	2,007	2,352	1,011	804
August	9,109	..	566	2,154	3,614	1,772	1,003
September	7,563	..	398	1,607	2,571	2,041	946
October	9,059	..	365	2,655	3,034	2,037	968
November	8,700	..	615	2,194	3,224	1,882	785
December	6,776	..	444	1,527	2,586	1,358	861
1950 January	6,480	..	490	1,932	2,112	1,326	620
February	4,815	1	341	1,925	1,546	605	397
March	6,578	81	378	2,652	2,112	901	454
April	5,397	17	329	1,832	1,784	847	588
May	6,171	206	338	1,593	2,371	999	664
June	6,527	67	482	2,086	2,324	941	627
July	6,853	89	359	1,883	2,687	946	889
August	8,717	253	735	2,645	3,070	1,255	759
September	7,893	209	366	2,524	2,410	1,184	1,200
October	9,528	96	778	2,415	3,436	2,104	699
November	8,766	93	381	2,216	2,855	2,255	966
December	11,290	604	516	3,534	4,611	1,328	697
1951 January	6,950	92	310	2,371	2,660	703	814
February	6,712	119	393	2,367	2,550	729	554
March	5,859	9	170	1,874	2,677	555	574
April	5,688	51	235	1,644	2,727	576	455

Note - Newfoundland included from January 1950.

Table 6.- Dwelling units completed during April, 1951, by time under construction for Canada and the provinces.

	Total	Months				Over 1 year	Unknown
		1-3	4-6	7-9	10-12		
Canada	5,688	409	1,957	2,480	539	303	-
Newfoundland	51	-	7	25	-	19	-
Prince Edward Island	33	-	-	2	17	14	-
Nova Scotia	184	23	33	60	34	34	-
New Brunswick	18	-	5	4	7	2	-
Quebec	1,644	44	288	1,255	53	4	-
Ontario	2,727	279	1,334	737	279	98	-
Manitoba	201	5	25	86	46	39	-
Saskatchewan	67	-	13	25	19	10	-
Alberta	308	35	51	190	24	8	-
British Columbia	455	23	201	96	60	75	-

Table 7.- Dwelling units completed during April, 1951, by time under construction as a percentage of total completions for Canada and regions.

	Total	Months				Over 1 year
		1-3	4-6	7-9	10-12	
	%	%	%	%	%	%
Canada	100	7	34	44	10	5
Newfoundland	100	-	14	49	-	37
Maritimes Provinces	100	10	16	28	25	21
Quebec	100	3	18	76	3	-
Ontario	100	10	49	27	10	4
Prairie Provinces	100	7	16	52	15	10
British Columbia	100	5	44	21	13	17

Table 8.- Completions by month by average time under construction.

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 average	6.5	..	6.5	5.5	6.8	6.3	7.5
1949 average	7.0	..	7.9	6.4	7.5	6.0	8.1
1950 average	7.1	6.5	6.8	6.1	7.9	6.2	9.1
1948 January	7.7	..	6.0	6.8	8.7	6.7	8.1
February	6.8	..	7.5	4.5	7.1	7.2	8.2
March	7.1	..	9.5	6.0	7.4	7.6	8.0
April	7.2	..	6.8	6.6	7.2	7.9	8.0
May	7.2	..	6.1	7.1	6.7	8.1	8.1
June	6.8	..	7.6	6.2	7.1	7.5	6.6
July	6.1	..	6.4	4.5	7.4	6.9	7.0
August	6.2	..	5.5	4.6	6.8	6.3	7.7
September	5.4	..	5.4	4.2	7.0	4.9	6.3
October	6.1	..	6.1	5.1	6.6	5.1	7.7
November	6.0	..	6.7	6.1	5.7	5.5	7.8
December	6.4	..	6.7	5.8	6.5	6.1	7.5
1949 January	7.0	..	7.6	7.7	6.4	6.2	7.6
February	7.3	..	8.6	6.6	8.0	6.4	6.6
March	7.9	..	9.9	6.9	8.2	7.4	8.7
April	7.9	..	9.4	7.6	8.0	7.5	8.3
May	8.0	..	8.5	7.0	8.5	7.3	9.7
June	7.4	..	7.9	6.4	8.2	6.6	8.5
July	7.3	..	9.9	6.0	7.8	6.9	8.7
August	6.9	..	6.5	5.8	8.4	5.1	7.6
September	5.9	..	5.9	5.4	6.4	4.8	8.0
October	6.1	..	7.4	5.5	6.5	5.2	8.2
November	6.3	..	7.1	6.5	6.3	5.2	7.3
December	6.5	..	6.2	6.0	7.3	5.3	7.5
1950 January	6.8	-	8.4	5.9	7.2	6.6	7.7
February	7.2	-	7.3	6.2	7.4	8.3	9.6
March	7.0	3.0	7.5	6.4	7.2	7.1	9.6
April	7.6	2.0	7.6	7.3	8.0	7.1	8.6
May	8.5	9.4	7.9	7.8	8.6	7.2	12.2
June	7.9	7.7	9.2	5.9	8.5	7.4	11.6
July	7.1	5.3	7.6	5.4	7.9	6.9	8.1
August	6.6	6.1	4.3	6.4	7.5	5.4	8.2
September	6.4	4.3	5.1	5.7	6.8	4.8	9.4
October	6.4	3.6	5.2	6.3	7.3	5.1	8.3
November	6.6	4.0	8.9	5.4	7.1	6.1	8.7
December	7.8	8.9	5.9	5.7	10.0	5.7	8.5
1951 January	7.1	8.1	5.9	6.5	6.9	6.3	10.7
February	8.0	4.9	7.0	6.8	9.0	8.3	9.3
March	8.1	5.6	7.8	6.7	8.1	8.5	12.1
April	7.6	9.7	13.3	7.2	6.8	8.5	9.7

Note - Newfoundland included from January 1950.

Table 9.- Completions during the first four months of 1951
by type of dwelling for Canada and the provinces.

	Total	One-family detached	Two-family detached	Row or Terrace	Apartment or flat	Other
Canada	25,209	18,084	2,866	196	3,999	64
Newfoundland	271	267	4	-	-	-
Prince Edward Island	204	204	-	-	-	-
Nova Scotia	578	566	-	-	12	-
New Brunswick	326	318	4	-	4	-
Quebec	8,256	3,193	2,656	7	2,381	19
Ontario	10,614	9,016	86	189	1,285	38
Manitoba	741	660	30	-	44	7
Saskatchewan	336	336	-	-	-	-
Alberta	1,486	1,361	48	-	77	-
British Columbia	2,397	2,163	38	-	196	-

Table 10.- Rental units completed during the first four months of 1951 under
the management of Central Mortgage and Housing Corporation.

	Total	One-family detached	Two-family detached	Row or Terrace	Apartment or flat	Other
Canada	1,250	1,250	-	-	-	-
Newfoundland	24	24	-	-	-	-
Prince Edward Island	96	96	-	-	-	-
Nova Scotia	115	115	-	-	-	-
New Brunswick	60	60	-	-	-	-
Quebec	-	-	-	-	-	-
Ontario	349	349	-	-	-	-
Manitoba	141	141	-	-	-	-
Saskatchewan	67	67	-	-	-	-
Alberta	246	246	-	-	-	-
British Columbia	152	152	-	-	-	-

Appendix 1: Definitions

- (a) The count of dwellings which are started, completed and under construction includes only new residential construction intended for year-round occupancy. Seasonal dwellings such as summer cottages, ski shacks, etc., are not counted. Dwellings which are occupied, even if unfinished, are regarded as completed for the purposes of this survey.
- (b) Types of dwelling
- (i) 1-family detached: a one-family house open on all four sides, i.e., not joined to other buildings;
 - (ii) 2-family detached: a two-family house which contains only two dwelling units, either one above the other open on all four sides, or two units side by side each open on three sides, sometimes known as a semi-detached house;
 - (iii) row or terrace: a one-family or two-family house in a row of three or more attached houses with common or adjacent walls;
 - (iv) apartment or flat: an apartment or flat is (a) a residential structure containing three or more dwelling units, or (b) a structure used for business purposes which contains one or more dwelling units (e.g., living quarters in an office building or factory, living quarters over a store, etc.); and
 - (v) other: any type of dwelling which does not fall into one of the above classifications.
- (c) For the purpose of this survey, a dwelling unit is defined as a structurally separate set of living quarters having its own entrance from outside of the building, or from a common passage inside. The number of dwelling units in a structure will be the number of households the structure is intended to accommodate.
- (d) For the purpose of this survey, a farm must contain at least one acre and must yield agricultural produce valued at \$50. or more per year.

Appendix 2: Reliability of the estimates

Since the estimates in this report are partially based on a sample survey, they are subject to sampling variability. This sampling variability is not present in the data on the municipalities of 5,000 and over. When the estimates include an element derived from the sample survey, the sampling error increases as the size of the estimate decreases. Care should be taken, therefore, in interpreting the precision of some of the estimates. The estimate of unfinished dwellings for the whole of Canada should be within 5 per cent of the figures which would have been obtained from a complete count.

The estimates presented in the tables are shown to the last digit instead of being rounded, not because they are assumed to be accurate to the last digit, but rather for convenience in summation and economy in processing the tabulations.

In addition to sampling variation, all the estimates are subject to errors of enumeration. However, these should be very small as the survey for the most part can be carried on without interview with a consequent elimination of all types of respondent error. A complete count by the same enumerators would contain the same enumerative error.

Appendix 3: Metropolitan areas

Some cities in Canada have reasonably well defined suburban areas which, for the purposes of the survey of starts and completions of dwelling units, have been included under the name of the principal city. A list of the municipalities included in these metropolitan areas is given in Housing Bulletin No. 12 pp. 17-19.



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DOMINION BUREAU OF STATISTICS

Special Surveys Division

OTTAWA

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NEW RESIDENTIAL CONSTRUCTION
January 1 to June 30, 1951

Vol. 4

No. 6

Introduction

The statistics contained in this report are the results of a nation-wide survey carried out each month by the Dominion Bureau of Statistics with the co-operation of the Central Mortgage and Housing Corporation. All Metropolitan Areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

A column headed "Adjustments" appears in Table 1. These adjustments can arise in various ways. For example, after a start on a dwelling has been made, construction may cease, or a structure when completed may contain more or fewer dwelling units than were reported when construction commenced.

Definitions

The count of dwellings which are started, completed, and under construction includes only new residential construction intended for year-round occupancy. Seasonal dwellings such as summer cottages, ski shacks, etc., are not counted. Dwellings which are occupied, even if unfinished, are regarded as completed for the purposes of this survey.

Types of dwelling:

- (i) 1-family detached - a one-family house open on all four sides, i.e., not joined to other buildings;
- (ii) 2-family detached - a two-family house which contains only two dwelling units, either one above the other open on all four sides, or two units side by side each open on three sides, sometimes known as a semi-detached house;
- (iii) row or terrace - a one-family or two-family house in a row of three or more attached houses with common or adjacent walls;
- (iv) apartment or flat - an apartment or flat is (a) a residential structure containing three or more dwelling units, or (b) a structure used for business purposes which contains one or more dwelling units (e.g., living quarters in an office building or factory, living quarters over a store, etc.);
- (v) other - any type of dwelling which does not fall into one of the above classifications.

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For the purpose of this survey, a dwelling unit is defined as a structurally separate set of living quarters having its own entrance from outside of the building, or from a common passage inside. The number of dwelling units in a structure will be the number of households the structure is intended to accommodate.

For the purpose of this survey, a farm must contain at least one acre and must yield agricultural produce valued at \$50 or more per year.

Reliability of the estimates

Since the estimates in this report are partially based on a sample survey, they are subject to sampling variability. This sampling variability is not present in the data on the municipalities of 5,000 and over. When the estimates include an element derived from the sample survey, the sampling error increases as the size of the estimate decreases. Care should be taken, therefore, in interpreting the precision of some of the estimates. The estimate of unfinished dwellings for the whole of Canada should be within 5 per cent of the figures which would have been obtained from a complete count.

The estimates presented in the tables are shown to the last digit instead of being rounded, not because they are assumed to be accurate to the last digit, but rather for convenience in summation and economy in processing the tabulations.

In addition to sampling variance, all the estimates are subject to errors of enumeration. However, these should be very small as the survey for the most part can be carried on without interview with a consequent elimination of all types of respondent error. A complete count by the same enumerators would contain the same enumerative error.

Metropolitan areas

Some cities in Canada have reasonably well-defined suburban areas which, for the purposes of the survey of starts and completions of dwelling units, have been included under the name of the principal city. A list of the municipalities included in these metropolitan areas is given on pages 16-18 of the report for January 1 to May 31, 1951 (New Residential Construction, Vol. 4., No. 5).

Table 1.- Construction of dwelling units in Canada and the provinces.

	Under construction Jan. 1	Jan. 1 to June 30		Adjustments	Under construction June 30
		Started	Completed		
<u>1951</u>					
Canada	59,443	38,465	38,694	- 599	58,615
Newfoundland	1,950	392	469	- 93	1,780
Prince Edward Island	291	80	223	-	148
Nova Scotia	2,429	700	904	+ 18	2,243
New Brunswick	897	450	515	- 62	770
Quebec	14,859	11,716	11,486	+ 44	15,133
Ontario	24,215	16,200	16,962	- 425	23,028
Manitoba	2,093	1,547	1,217	- 11	2,412
Saskatchewan	1,060	1,130	565	+ 10	1,635
Alberta	5,803	3,100	2,850	- 13	6,040
British Columbia	5,846	3,150	3,503	- 67	5,426
<u>1950</u>					
Canada	59,503	42,149	35,968	- 2,050	63,634
Newfoundland	1,334	389	372	+ 26	1,377
Prince Edward Island	292	208	214	+ 14	300
Nova Scotia	2,326	1,038	1,172	+ 9	2,201
New Brunswick	1,274	1,278	972	- 7	1,573
Quebec	14,984	14,980	12,020	- 751	17,193
Ontario	23,585	13,221	12,249	- 1,237	23,320
Manitoba	2,781	1,528	1,461	- 11	2,837
Saskatchewan	1,452	1,201	768	- 25	1,860
Alberta	4,309	4,491	3,390	- 3	5,407
British Columbia	7,166	3,815	3,350	- 65	7,566
<u>1949</u>					
Canada	56,456	40,199	39,726	- 142	56,787
Newfoundland	..	..	..	..	..
Prince Edward Island	203	67	112	-	158
Nova Scotia	2,748	1,086	1,648	-	2,186
New Brunswick	1,069	789	553	- 1	1,304
Quebec	13,848	11,528	10,756	- 10	14,610
Ontario	21,112	14,788	14,059	- 101	21,740
Manitoba	2,632	2,096	2,194	- 23	2,511
Saskatchewan	1,853	1,337	1,140	- 1	2,049
Alberta	5,262	4,077	4,359	- 5	4,975
British Columbia	7,729	4,431	4,905	- 1	7,254

Note - Newfoundland included from January 1950.

Table 2.- Construction of dwelling units in rural and urban areas by regions.

	1951			1950		
	Jan. 1 to June 30		Under construction June 30	Jan. 1 to June 30		Under construction June 30
	Started	Completed		Started	Completed	
Canada	38,465	38,694	58,615	42,149	35,968	63,634
urban	30,308	32,484	42,242	35,016	30,792	48,586
5000 or more	27,829	31,261	37,442	32,094	27,346	41,195
under 5000	2,479	1,223	4,800	2,922	3,446	7,391
rural	8,157	6,210	16,373	7,133	5,176	15,048
non-farm	6,141	5,466	12,810	5,644	4,181	12,144
farm	2,016	744	3,563	1,489	995	2,904
Newfoundland	392	469	1,780	389	372	1,377
urban	194	176	360	104	111	189
5000 or more	194	176	360	104	111	189
under 5000	-	-	-	-	-	-
rural	198	293	1,420	285	261	1,188
non-farm	198	247	1,350	279	257	1,030
farm	-	46	70	6	4	158
Maritime Provinces	1,230	1,642	3,161	2,524	2,358	4,074
urban	866	726	1,747	1,573	1,747	2,004
5000 or more	792	726	1,405	1,194	1,225	1,375
under 5000	74	-	342	379	522	629
rural	364	916	1,414	951	611	2,070
non-farm	264	803	905	757	301	1,445
farm	100	113	509	194	310	625
Quebec	11,716	11,486	15,133	14,980	12,020	17,193
urban	9,381	10,712	12,089	13,245	11,241	14,295
5000 or more	8,574	10,436	10,857	12,692	9,870	13,209
under 5000	807	276	1,232	553	1,371	1,086
rural	2,335	774	3,044	1,735	779	2,898
non-farm	1,979	736	2,698	1,418	660	2,424
farm	356	38	346	317	119	474
Ontario	16,200	16,962	23,028	13,221	12,249	23,320
urban	12,841	14,035	16,838	11,063	9,902	17,187
5000 or more	11,722	13,456	15,534	10,307	9,293	14,782
under 5000	1,119	579	1,304	756	609	2,405
rural	3,359	2,927	6,190	2,158	2,347	6,133
non-farm	2,654	2,747	5,039	1,705	1,998	5,156
farm	705	180	1,151	453	349	977

Note - Newfoundland included from January 1950.

Table 2.- Construction of dwelling units in rural and urban areas by regions - con.

	1951			1950		
	Jan. 1 to June 30		Under construction June 30	Jan. 1 to June 30		Under construction June 30
	Started	Completed		Started	Completed	
Prairie Provinces	5,777	4,632	10,087	7,220	5,619	10,104
urban	4,347	3,774	7,031	5,710	4,973	8,239
5000 or more	3,967	3,604	5,482	4,569	4,225	6,012
under 5000	380	170	1,549	1,141	748	2,227
rural	1,430	858	3,056	1,510	646	1,865
non-farm	575	491	1,569	991	433	1,215
farm	855	367	1,487	519	213	650
British Columbia	3,150	3,503	5,426	3,815	3,350	7,566
urban	2,679	3,061	4,177	3,321	2,818	6,672
5000 or more	2,580	2,863	3,804	3,228	2,622	5,628
under 5000	99	198	373	93	196	1,044
rural	471	442	1,249	494	532	894
non-farm	471	442	1,249	494	532	874
farm	-	-	-	-	-	20

Table 3.- Construction of dwelling units in urban centres of 5000 or more

	1951			1950		
	Jan. 1 to June 30		Under construction June 30	Jan. 1 to June 30		Under construction June 30
	Started	Completed		Started	Completed	
Newfoundland						
Bell Island	15	6	26	23	6	25
Corner Brook	20	-	43	-	-	16
Grand Falls	10	9	30	18	-	18
St. John's	149	161	261	63	105	130
Prince Edward Island						
Charlottetown	31	20	37	17	17	33
Summerside	7	9	13	121	113	183
Nova Scotia						
Amherst	5	3	9	5	9	8
Halifax	346	317	887	372	333	346
New Glasgow	10	3	20	5	16	14
Springhill	9	1	12	-	8	10

Note - Newfoundland included only in 1950.

Table 3. Construction of dwelling units in urban centres of 5000 or more - con.

	1951			1950		
	Jan. 1 to June 30		Under construction June 30	Jan. 1 to June 30		Under construction June 30
	Started	Completed		Started	Completed	
Nova Scotia - con.						
Stellarton	4	4	6	5	4	6
Sydney	106	174	181	222	204	324
Truro	19	22	25	23	16	22
Yarmouth	7	8	7	10	17	17
New Brunswick						
Campbellton	2	-	4	7	1	6
Edmundston	7	10	7	22	4	22
Fredericton	35	19	40	34	21	58
Moncton	145	88	89	268	204	280
Saint John	59	48	68	83	258	46
Quebec						
Asbestos	28	17	28	61	20	53
Chicoutimi	22	26	17	12	19	73
Drummondville	36	107	30	135	45	120
Grandby	121	124	111	104	59	95
Grand 'Mère	30	36	29	73	24	67
Hull	181	131	168	200	125	172
Joliette	31	62	31	75	113	44
Jonquière	21	34	18	2	13	4
Kénogami	15	12	12	40	5	38
Lachute	8	30	15	18	4	19
La Tuque	8	7	25	41	22	46
Magog	52	27	41	63	17	56
Montréal	6,564	8,537	8,913	10,244	7,585	10,934
Québec	579	365	559	526	929	380
Rimouski	34	76	29	-	29	-
Rivière-du-Loup	19	13	19	-	33	-
Rouyn	38	16	34	-	-	76
St.-Hyacinthe	53	69	53	103	72	86
St.-Jean	98	97	109	86	115	86
St.-Jérôme	64	88	64	81	90	102
St.-Joseph d'Alma	21	12	15	20	15	56
St.-Joseph de Grantham	28	14	21	22	6	16
Shawinigan Falls	29	35	30	66	12	64
Sherbrooke	152	120	116	192	232	107
Sorel	31	18	30	6	6	7
Thetford Mines	33	29	29	56	23	52
Trois-Rivières	139	178	174	312	173	307
Valleyfield	99	111	100	107	54	98
Victoriaville	40	45	37	47	30	51

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1951			1950		
	Jan. 1 to June 30		Under construction June 30	Jan. 1 to June 30		Under construction June 30
	Started	Completed		Started	Completed	
Ontario						
Barrie	39	45	41	51	106	41
Belleville	20	38	37	48	140	168
Brampton	67	40	83	28	22	39
Brantford	180	143	252	188	306	173
Brockville	11	11	15	33	33	35
Chatham	54	41	83	74	107	92
Cobourg	17	26	21	10	13	21
Collingwood	6	2	8	10	19	17
Cornwall	40	90	41	82	71	72
Dundas	14	36	23	21	17	28
Fort Erie	11	12	17	23	14	20
Fort Frances	14	10	14	8	40	13
Fort William	65	35	88	70	144	98
Galt	49	49	52	56	127	58
Guelph	50	57	49	75	82	92
Hamilton	572	942	876	716	604	1,096
Hawkesbury	29	33	9	13	11	13
Ingersoll	5	21	14	21	9	33
Kenora	-	-	7	-	-	26
Kingston	87	99	97	129	117	99
Kitchener	314	325	382	340	454	374
Leamington	12	10	19	14	24	15
Lindsay	15	13	20	9	17	21
London	619	688	1,016	692	730	913
Midland	12	3	13	17	18	13
Niagara Falls	64	39	65	55	101	112
North Bay	61	24	65	36	29	44
Orillia	21	24	26	31	30	29
Oshawa	262	128	267	124	85	146
Ottawa	995	1,246	1,329	1,502	676	1,514
Owen Sound	27	31	31	27	18	33
Parry Sound	7	6	11	11	5	13
Pembroke	34	63	35	52	43	46
Peterborough	121	123	177	160	203	221
Port Arthur	61	46	76	99	123	118
Port Colborne	24	21	28	28	12	30
Port Hope	19	18	30	14	38	27
Preston	18	26	22	18	10	17
Renfrew	18	22	14	17	9	17
St. Catharines	49	60	114	98	141	247
St. Thomas	28	11	31	18	20	47
Sarnia	264	159	304	71	57	265
Sault Ste. Marie	274	125	245	205	111	220
Simcoe	36	37	29	15	17	20

Table 3. Construction of dwelling units in urban centres of 5000 or more - con.

	1951			1950		
	Jan. 1 to June 30		Under construction June 30	Jan. 1 to June 30		Under construction June 30
	Started	Completed		Started	Completed	
Ontario - con.						
Smith's Falls	9	14	18	45	29	29
Stratford	17	21	25	30	73	47
Sudbury	96	151	160	205	87	221
Thorold	30	12	44	19	18	26
Timmings	4	5	5	15	10	33
Toronto	6,304	7,724	8,308	3,858	3,467	6,712
Trenton	8	19	9	113	11	127
Welland	35	35	47	43	54	37
Whitby	32	19	39	30	22	25
Windsor	447	423	643	590	518	735
Woodstock	55	55	60	50	51	54
Manitoba						
Brandon	129	86	83	108	45	89
Portage la Prairie	20	21	18	9	35	36
Winnipeg	1,002	804	1,535	1,030	1,251	1,805
Saskatchewan						
Moose Jaw	44	16	53	22	19	57
North Battleford	9	5	14	16	17	17
Prince Albert	43	31	51	53	81	77
Regina	127	184	171	291	248	404
Saskatoon	204	114	301	223	156	305
Swift Current	13	9	25	6	15	21
Weyburn	7	5	8	8	3	12
Yorkton	27	21	36	30	8	39
Alberta						
Calgary	880	963	1,056	1,245	765	1,296
Edmonton	1,255	1,181	1,898	1,278	1,295	1,528
Lethbridge	165	128	157	179	239	226
Medicine Hat	42	36	76	71	48	100
British Columbia						
Kamloops	11	9	17	23	34	28
Kelowna	29	42	36	60	42	61
Nanaimo	47	84	147	71	96	198
Nelson	2	6	13	17	5	23
Prince George	39	12	51	17	5	25
Prince Rupert	65	13	72	11	9	13
Trail	30	9	38	39	44	40
Vancouver	1,990	2,226	2,827	2,545	1,972	4,159
Vernon	23	19	21	29	22	22
Victoria	344	443	582	416	393	1,059

Table 4.- Monthly starts by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 - Total	90,194	..	5,712	24,982	29,976	17,891	11,633
1949 - Total	89,509	..	5,023	24,196	34,023	16,565	9,702
1950 - Total	92,531	2,090	5,361	28,515	33,430	15,599	7,536
1950 January	2,152	103	130	579	1,077	99	164
February	2,694	-	36	1,136	1,133	181	208
March	4,169	58	135	1,857	1,256	319	544
April	7,422	52	386	3,268	1,644	1,225	847
May	13,647	77	793	4,748	4,196	2,872	961
June	12,065	99	1,044	3,392	3,915	2,524	1,091
July	10,245	425	593	3,111	2,936	2,141	1,039
August	9,306	283	690	2,353	3,433	1,991	556
September	10,245	439	418	2,943	4,232	1,556	657
October	9,773	140	529	2,461	4,341	1,624	678
November	6,679	362	519	1,560	2,953	866	419
December	4,134	52	88	1,107	2,314	201	372
1951 January	2,771	101	51	760	1,358	148	353
February	2,966	20	113	839	1,481	137	376
March	4,064	33	117	1,323	2,007	204	380
April	7,451	40	290	2,251	3,026	1,265	579
May	11,699	120	460	3,932	4,370	2,010	807
June	9,514	78	199	2,611	3,958	2,013	655
July							
August							
September							
October							
November							
December							

Note - Newfoundland included from January 1950.

Table 5.- Monthly completions by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 - Total	76,097	..	4,809	20,171	26,391	13,995	10,731
1949 - Total	87,533	..	5,115	22,912	31,440	17,794	10,272
1950 - Total	89,015	1,716	5,493	27,237	31,318	14,691	8,560
1950 January	6,480	-	490	1,932	2,112	1,326	620
February	4,815	1	341	1,925	1,546	605	397
March	6,578	81	378	2,652	2,112	901	454
April	5,397	17	329	1,832	1,784	847	588
May	6,171	206	338	1,593	2,371	999	664
June	6,527	67	482	2,086	2,324	941	627
July	6,853	89	359	1,883	2,687	946	889
August	8,717	253	735	2,645	3,070	1,255	759
September	7,893	209	366	2,524	2,410	1,184	1,200
October	9,528	96	778	2,415	3,436	2,104	699
November	8,766	93	381	2,216	2,855	2,255	966
December	11,290	604	516	3,534	4,611	1,328	697
1951 January	6,950	92	310	2,371	2,660	703	814
February	6,712	119	393	2,367	2,550	729	554
March	5,859	9	170	1,874	2,677	555	574
April	5,688	51	235	1,644	2,727	576	455
May	6,876	138	260	1,797	2,971	1,173	537
June	6,609	60	274	1,433	3,377	896	569
July							
August							
September							
October							
November							
December							

Note - Newfoundland included from January 1950.

Table 6.- Dwelling units completed during June, 1951 by time under construction for Canada and the provinces

	Total	Months				Over 1 year	Unknown
		1-3	4-6	7-9	10-12		
Canada	6,609	843	1,364	2,920	783	604	95
Newfoundland	60	8	12	10	4	2	24
Prince Edward Island	15	-	-	1	-	-	14
Nova Scotia	155	-	19	58	15	6	57
New Brunswick	104	7	4	92	1	-	-
Quebec	1,433	165	240	939	10	79	-
Ontario	3,377	387	883	1,296	427	384	-
Manitoba	258	56	6	87	75	34	-
Saskatchewan	142	40	2	20	65	15	-
Alberta	496	74	56	312	40	14	-
British Columbia	569	106	142	105	146	70	-

Table 7.- Dwelling units completed during June, 1951 by time under construction as a percentage of total completions for Canada and regions.

	Total	Months				Over 1 year
		1-3	4-6	7-9	10-12	
	%	%	%	%	%	%
Canada	100	13	21	45	12	9
Newfoundland	100	22	33	28	11	6
Maritime Provinces	100	4	11	74	8	3
Quebec	100	12	17	65	1	5
Ontario	100	12	26	38	13	11
Prairie Provinces	100	19	7	47	20	7
British Columbia	100	19	25	18	26	12

Table 8.- Completions by month by average time under construction

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 average	6.5	..	6.5	5.5	6.8	6.3	7.5
1949 average	7.0	..	7.9	6.4	7.5	6.0	8.1
1950 average	7.1	6.5	6.8	6.1	7.9	6.2	9.1
1950 January	6.8	-	8.4	5.9	7.2	6.6	7.7
February	7.2	-	7.3	6.2	7.4	8.3	9.6
March	7.0	3.0	7.5	6.4	7.2	7.1	9.6
April	7.6	2.0	7.6	7.3	8.0	7.1	8.6
May	8.5	9.4	7.9	7.8	8.6	7.2	12.2
June	7.9	7.7	9.2	5.9	8.5	7.4	11.6
July	7.1	5.3	7.6	5.4	7.9	6.9	8.1
August	6.6	6.1	4.3	6.4	7.5	5.4	8.2
September	6.4	4.3	5.1	5.7	6.8	4.8	9.4
October	6.4	3.6	5.2	6.3	7.3	5.1	8.3
November	6.6	4.0	8.9	5.4	7.1	6.1	8.7
December	7.8	8.9	5.9	5.7	10.0	5.7	8.5
1951 January	7.1	8.1	5.9	6.5	6.9	6.3	10.7
February	8.0	4.9	7.0	6.8	9.0	8.3	9.3
March	8.1	5.6	7.8	6.7	8.1	8.5	12.1
April	7.6	9.7	13.3	7.2	6.8	8.5	9.7
May	8.5	8.0	12.5	8.2	8.1	8.9	9.5
June	7.7	6.1	7.8	7.1	7.7	7.8	9.0
July							
August							
September							
October							
November							
December							

Note - Newfoundland included from January 1950.

Table 9.- Completions during the first six months of 1951 by type of dwelling for Canada and the provinces.

	Total	One-family detached	Two-family detached	Row or Terrace	Apartment or flat	Other
Canada	38,694	28,447	4,066	322	5,723	136
Newfoundland	469	463	6	-	-	-
Prince Edward Island	223	223	-	-	-	-
Nova Scotia	904	888	-	-	16	-
New Brunswick	515	503	8	-	4	-
Quebec	11,486	4,564	3,760	9	3,124	29
Ontario	16,962	14,301	138	313	2,145	65
Manitoba	1,217	1,115	34	-	58	10
Saskatchewan	565	533	-	-	-	32
Alberta	2,850	2,625	74	-	151	-
British Columbia	3,503	3,232	46	-	225	-

Table 10.- Rental units completed during the first six months of 1951 under the management of Central Mortgage and Housing Corporation.

	Total	One-family detached	Two-family detached	Row or Terrace	Apartment or flat	Other
Canada	1,902	1,902	-	-	-	-
Newfoundland	56	56	-	-	-	-
Prince Edward Island	96	96	-	-	-	-
Nova Scotia	155	155	-	-	-	-
New Brunswick	84	84	-	-	-	-
Quebec	28	28	-	-	-	-
Ontario	624	624	-	-	-	-
Manitoba	186	186	-	-	-	-
Saskatchewan	93	93	-	-	-	-
Alberta	267	267	-	-	-	-
British Columbia	313	313	-	-	-	-



64-002

BAROMETRICS FILE 'C'

DOMINION BUREAU OF STATISTICS
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NEW RESIDENTIAL CONSTRUCTION
January 1 to August 31, 1951

Vol. 4 - No. 8

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Introduction

The statistics contained in this report are the results of a nation-wide survey carried out each month by the Dominion Bureau of Statistics with the co-operation of the Central Mortgage and Housing Corporation. All metropolitan Areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

A column headed "Adjustments" appears in Table 1. These adjustments can arise in various ways. For example, after a start on a dwelling has been made, construction may cease, or a structure when completed may contain more or fewer dwelling units than were reported when construction commenced.

Definitions

The count of dwellings which are started, completed, and under construction includes only new residential construction intended for year-round occupancy. Seasonal dwellings such as summer cottages, ski shacks, etc., are not counted. Dwellings which are occupied, even if unfinished, are regarded as completed for the purposes of this survey.

Types of dwelling:

- (i) 1-family detached - a one-family house open on all four sides, i.e., not joined to other buildings;
- (ii) 2-family detached - a two-family house which contains only two dwelling units, either one above the other open on all four sides, or two units side by side each open on three sides, sometimes known as a semi-detached house;
- (iii) row or terrace - a one-family or two-family house in a row of three or more attached houses with common or adjacent walls;
- (iv) apartment or flat - an apartment or flat is (a) a residential structure containing three or more dwelling units, or (b) a structure used for business purposes which contains one or more dwelling units (e.g., living quarters in an office building or factory, living quarters over a store, etc.);
- (v) other - any type of dwelling which does not fall into one of the above classifications.

OF TORONTO

For the purpose of this survey, a dwelling unit is defined as a structurally separate set of living quarters having its own entrance from outside of the building, or from a common passage inside. The number of dwelling units in a structure will be the number of households the structure is intended to accommodate.

For the purpose of this survey, a farm must contain at least one acre and must yield agricultural produce valued at \$50. or more per year.

Reliability of the estimates

Since the estimates in this report are partially based on a sample survey, they are subject to sampling variability. This sampling variability is not present in the data on the municipalities of 5,000 and over. When the estimates include an element derived from the sample survey, the sampling error increases as the size of the estimate decreases. Care should be taken, therefore, in interpreting the precision of some of the estimates. The estimate of unfinished dwellings for the whole of Canada should be within 5 per cent of the figures which would have been obtained from a complete count.

The estimates presented in the tables are shown to the last digit instead of being rounded, not because they are assumed to be accurate to the last digit, but rather for convenience in summation and economy in processing the tabulations.

In addition to sampling variance, all the estimates are subject to errors of enumeration. However, these should be very small as the survey for the most part can be carried on without interview with a consequent elimination of all types of respondent error. A complete count by the same enumerators would contain the same enumerative error.

Metropolitan areas

Some cities in Canada have reasonably well-defined suburban areas which, for the purposes of the survey of starts and completions of dwelling units, have been included under the name of the principal city. A list of the municipalities included in these metropolitan areas is given on pages 16-18 of the report for January 1 to May 31, 1951 (New Residential Construction, Vol. 4., No. 5).

Table 1.- Construction of dwelling units in Canada and the provinces.

	Under construction Jan. 1	Jan. 1 to Aug. 31		Adjustments	Under construction Aug. 31
		Started	Completed		
<u>1951</u>					
Canada	59,443	52,049	50,803	- 822	59,867
Newfoundland	1,950	811	638	- 90	2,033
Prince Edward Island	291	86	235	- 1	141
Nova Scotia	2,429	1,068	1,284	+ 40	2,253
New Brunswick	897	724	715	- 63	843
Quebec	14,859	16,041	15,486	+ 4	15,418
Ontario	24,215	20,925	21,175	- 538	23,427
Manitoba	2,093	2,464	1,886	- 95	2,576
Saskatchewan	1,060	1,694	968	- 9	1,777
Alberta	5,803	4,381	3,957	- 15	6,212
British Columbia	5,846	3,855	4,459	- 55	5,187
<u>1950</u>					
Canada	59,503	61,700	51,538	- 2,049	67,616
Newfoundland	1,334	1,097	714	- 20	1,697
Prince Edward Island	292	287	275	+ 14	318
Nova Scotia	2,326	1,749	1,606	+ 9	2,478
New Brunswick	1,274	1,771	1,571	- 7	1,467
Quebec	14,984	20,444	16,548	- 792	18,088
Ontario	23,585	19,590	18,006	- 1,127	24,042
Manitoba	2,781	2,852	2,360	- 11	3,262
Saskatchewan	1,452	2,354	1,191	- 32	2,583
Alberta	4,309	6,146	4,269	- 15	6,171
British Columbia	7,166	5,410	4,998	- 68	7,510
<u>1949</u>					
Canada	56,456	57,827	55,435	- 171	58,677
Newfoundland	..	..	..	..	..
Prince Edward Island	203	143	206	-	140
Nova Scotia	2,748	1,634	2,052	- 1	2,329
New Brunswick	1,069	1,452	1,035	- 1	1,485
Quebec	13,848	16,236	14,929	- 79	15,076
Ontario	21,112	20,931	20,025	- 65	21,953
Manitoba	2,632	3,220	2,909	- 20	2,923
Saskatchewan	1,853	2,249	1,952	-	2,150
Alberta	5,262	5,550	5,615	- 5	5,192
British Columbia	7,729	6,412	6,712	-	7,429

Note - Newfoundland included from January 1950.

Table 2.- Construction of dwelling units in rural and urban areas by regions.

	1951			1950		
	Jan. 1 to Aug. 31		Under construction Aug. 31	Jan. 1 to Aug. 31		Under construction Aug. 31
	Started	Completed		Started	Completed	
Canada	52,049	50,803	59,867	61,700	51,538	67,616
urban	39,668	41,908	42,139	50,533	42,184	52,352
5000 or more	35,919	39,984	36,770	45,504	37,598	43,994
under 5000	3,749	1,924	5,369	5,029	4,586	8,358
rural	12,381	8,895	17,728	11,167	9,354	15,264
non-farm	9,289	7,320	14,089	8,328	7,675	11,694
farm	3,092	1,575	3,639	2,839	1,679	3,570
Newfoundland	811	638	2,033	1,097	714	1,697
urban	390	261	474	230	177	203
5000 or more	390	261	474	230	177	203
under 5000	-	-	-	-	-	-
rural	421	377	1,559	867	537	1,494
non-farm	421	331	1,489	785	529	1,264
farm	-	46	70	82	8	230
Maritime Provinces	1,878	2,234	3,237	3,807	3,452	4,263
urban	1,125	930	1,799	2,362	2,224	2,316
5000 or more	1,000	930	1,406	1,758	1,650	1,514
under 5000	125	-	393	604	574	802
rural	753	1,304	1,438	1,445	1,228	1,947
non-farm	653	1,019	1,101	1,105	867	1,227
farm	100	285	337	340	361	720
Quebec	16,041	15,486	15,418	20,444	16,548	18,088
urban	12,079	14,170	11,327	18,248	15,209	15,289
5000 or more	11,006	13,522	10,201	17,498	13,478	14,366
under 5000	1,073	648	1,126	750	1,731	923
rural	3,962	1,316	4,091	2,196	1,339	2,799
non-farm	3,465	1,238	3,644	1,831	1,096	2,401
farm	497	78	447	365	243	398
Ontario	20,925	21,175	23,427	19,590	18,006	24,042
urban	16,696	17,114	17,627	16,250	13,778	18,248
5000 or more	14,851	16,370	15,762	14,673	12,702	15,489
under 5000	1,845	744	1,865	1,577	1,076	2,759
rural	4,229	4,061	5,800	3,340	4,228	5,794
non-farm	3,227	3,584	4,775	2,611	3,576	4,844
farm	1,002	477	1,025	729	652	950

Table 2.- Construction of dwelling units in rural and urban areas by regions - con.

	1951			1950		
	Jan. 1 to Aug. 31		Under construction Aug. 31	Jan. 1 to Aug. 31		Under construction Aug. 31
	Started	Completed		Started	Completed	
Prairie Provinces	8,539	6,811	10,565	11,352	7,820	12,016
urban	5,994	5,490	6,900	8,603	6,634	9,452
5000 or more	5,387	5,156	5,288	6,729	5,673	6,705
under 5000	607	334	1,612	1,874	961	2,747
rural	2,545	1,321	3,665	2,749	1,186	2,564
non-farm	1,052	632	1,905	1,426	771	1,312
farm	1,493	689	1,760	1,323	415	1,252
British Columbia	3,855	4,459	5,187	5,410	4,998	7,510
urban	3,384	3,943	4,012	4,840	4,162	6,844
5000 or more	3,285	3,745	3,639	4,616	3,918	5,717
under 5000	99	198	373	224	244	1,127
rural	471	516	1,175	570	836	666
non-farm	471	516	1,175	570	836	646
farm	-	-	-	-	-	20

Table 3.- Construction of dwelling units in urban centres of 5000 or more

	1951			1950		
	Jan. 1 to Aug. 31		Under construction Aug. 31	Jan. 1 to Aug. 31		Under construction Aug. 31
	Started	Completed		Started	Completed	
Newfoundland						
Bell Island	29	13	33	32	19	21
Corner Brook	46	16	53	-	-	16
Grand Falls	28	18	39	37	3	34
St. John's (1)	287	214	349	161	155	132
Prince Edward Island						
Charlottetown	35	28	32	42	19	56
Summerside	9	13	11	133	172	136
Nova Scotia						
Amherst	8	7	8	19	12	19
Halifax (1)	430	428	859	526	447	386
New Glasgow	16	4	25	10	16	19
Springhill	11	1	14	20	17	21

(1) Metropolitan area - see last paragraph, Page 2.

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1951			1950		
	Jan. 1 to Aug. 31		Under construction Aug. 31	Jan. 1 to Aug. 31		Under construction Aug. 31
	Started	Completed		Started	Completed	
Nova Scotia - con.						
Stellarton	6	5	7	8	6	7
Sydney (1)	158	206	201	321	272	355
Truro	21	37	12	34	22	27
Yarmouth	7	8	7	56	26	54
New Brunswick						
Campbellton	5	1	6	9	4	5
Edmundston	7	12	5	38	26	16
Fredericton	48	22	50	45	32	58
Moncton	165	104	92	389	297	308
Saint John (1)	74	54	77	108	282	47
Quebec						
Asbestos	40	26	31	73	39	46
Chicoutimi	29	37	13	81	73	88
Drummondville	54	117	38	191	105	116
Grandby	170	161	122	181	93	138
Grand'Mère	53	47	40	90	57	51
Hull (1)	240	192	166	231	154	174
Joliette	36	70	28	126	128	78
Jonquière	27	43	15	71	21	65
Kénogami	17	17	9	70	37	36
Lachute	21	43	15	69	26	27
La Tuque	13	13	24	62	36	55
Magog	58	44	30	94	43	60
Montréal (1)	8,279	10,846	8,319	13,656	10,321	11,594
Québec (1)	730	627	448	687	1,061	409
Rimouski	41	82	30	136	29	136
Rivière-du-Loup	28	21	20	17	33	17
Rouyn	55	40	28	-	32	44
St. Hyacinthe	69	104	34	116	91	80
St. Jean	127	122	113	132	132	115
St. Jerome	99	107	80	103	135	79
St. Joseph d'Alma	28	19	15	73	63	60
St. Joseph de Grantham	37	23	21	23	15	8
Shawinigan Falls	35	45	26	108	31	87
Sherbrooke	181	159	106	323	285	185
Sorel	97	26	88	19	10	16
Thetford Mines	57	42	40	83	44	58
Trois-Rivières (1)	210	240	182	477	261	382
Valleyfield	129	144	97	137	73	109
Victoriaville	46	65	23	69	50	53

(1) Metropolitan area - see last paragraph, Page 2

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1951			1950		
	Jan. 1 to Aug. 31		Under construction Aug. 31	Jan. 1 to Aug. 31		Under construction Aug. 31
	Started	Completed		Started	Completed	
Ontario						
Barrie	70	56	61	85	119	62
Belleville	27	45	37	76	193	143
Brampton	86	49	93	28	22	39
Brantford	231	197	249	301	401	191
Brockville	13	15	13	41	50	26
Chatham	64	60	74	114	148	91
Cobourg	20	29	21	20	19	25
Collingwood	10	6	8	12	26	12
Cornwall	64	101	56	116	92	85
Dundas	21	46	20	52	22	54
Fort Erie	15	22	11	28	15	24
Fort Frances	20	12	18	21	45	21
Fort William	76	47	85	97	156	113
Galt	66	62	56	89	149	69
Guelph	64	69	51	88	92	95
Hamilton (1)	789	1,272	797	1,248	852	1,380
Hawkesbury	38	33	18	18	14	15
Ingersoll	9	25	14	25	12	33
Kenora	10	7	10	-	-	26
Kingston	125	124	110	188	183	92
Kitchener (1)	425	419	399	539	576	451
Leamington	14	14	17	23	26	22
Lindsay	23	20	21	17	22	24
London (1)	802	851	1,036	1,028	972	1,006
Midland	18	5	17	20	22	12
Niagara Falls	76	61	55	59	110	84
North Bay	86	50	63	58	45	49
Orillia	30	36	23	50	40	38
Oshawa	346	200	277	190	99	198
Ottawa (1)	1,293	1,544	1,328	1,772	989	1,467
Owen Sound	32	42	25	38	22	40
Parry Sound	8	6	12	17	10	14
Pembroke	52	79	38	87	59	65
Peterborough	152	168	163	220	273	203
Port Arthur	99	62	98	114	145	111
Port Colborne	35	21	39	33	17	30
Port Hope	22	22	29	24	45	30
Preston	27	33	24	33	15	27
Renfrew	30	28	20	31	13	27
St. Catharines	73	121	74	168	173	174
St. Thomas	34	13	35	20	38	31
Sarnia	323	216	306	84	60	169
Sault Ste. Marie	356	155	297	323	117	332
Simcoe	44	40	34	15	17	20

(1) Metropolitan area - see last paragraph, Page 2.

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1951			1950		
	Jan. 1 to Aug. 31		Under construction Aug. 31	Jan. 1 to Aug. 31		Under construction Aug. 31
	Started	Completed		Started	Completed	
Ontario - con.						
Smith's Falls	16	19	20	53	41	25
Stratford	19	21	27	40	73	57
Sudbury	179	188	190	224	87	240
Thorold	42	29	40	23	26	22
Timmins	4	5	5	18	14	32
Toronto (1)	7,621	8,826	8,523	5,382	4,837	6,866
Trenton	13	19	14	281	89	217
Welland	54	41	60	58	66	45
Whitby	58	40	44	36	24	29
Windsor (1)	560	632	547	863	872	654
Woodstock	67	67	60	85	58	82
Manitoba						
Brandon	183	164	58	159	85	100
Portage la Prairie	32	34	17	17	37	42
Winnipeg (1)	1,343	1,242	1,382	1,829	1,813	2,042
Saskatchewan						
Moose Jaw	67	35	57	38	26	66
North Battleford	22	6	26	28	22	24
Prince Albert	66	42	62	77	97	85
Regina	198	210	216	401	276	486
Saskatoon	311	166	355	317	240	308
Swift Current	20	15	26	11	18	23
Weyburn	15	8	13	8	7	8
Yorkton	63	30	62	50	12	55
Alberta						
Calgary	1,104	1,430	813	1,564	1,073	1,306
Edmonton	1,711	1,548	1,986	1,912	1,573	1,884
Lethbridge	193	182	131	228	324	179
Medicine Hat	59	44	84	90	70	97
British Columbia						
Kamloops	13	11	17	31	39	31
Kelowna	34	46	37	91	60	73
Nanaimo	71	107	148	97	122	198
Nelson	7	11	13	23	13	21
Prince George	52	15	61	22	10	25
Prince Rupert	65	13	72	15	9	17
Trail	44	22	39	51	65	29
Vancouver (1)	2,542	2,905	2,713	3,675	2,895	4,366
Vernon	28	22	22	35	28	22
Victoria (1)	429	593	517	576	677	935

(1) Metropolitan area - see last paragraph, Page 2.

Table 4.- Monthly starts by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 - Total	90,194	..	5,712	24,982	29,976	17,891	11,633
1949 - Total	89,509	..	5,023	24,196	34,023	16,565	9,702
1950 - Total	92,531	2,090	5,361	28,515	33,430	15,599	7,536
1950 January	2,152	103	130	579	1,077	99	164
February	2,694	=	36	1,136	1,133	181	208
March	4,169	58	135	1,857	1,256	319	544
April	7,422	52	386	3,268	1,644	1,225	847
May	13,647	77	793	4,748	4,196	2,872	961
June	12,065	99	1,044	3,392	3,915	2,524	1,091
July	10,245	425	593	3,111	2,936	2,141	1,039
August	9,306	283	690	2,353	3,433	1,991	556
September	10,245	439	418	2,943	4,232	1,556	657
October	9,773	140	529	2,461	4,341	1,624	678
November	6,679	362	519	1,560	2,953	866	419
December	4,134	52	88	1,107	2,314	201	372
1951 January	2,771	101	51	760	1,358	148	353
February	2,966	20	113	839	1,481	137	376
March	4,064	33	117	1,323	2,007	204	380
April	7,451	40	290	2,251	3,026	1,265	579
May	11,699	120	460	3,932	4,370	2,010	807
June	9,514	78	199	2,611	3,958	2,013	655
July	6,123	66	260	1,981	2,342	1,106	368
August	7,461	353	388	2,344	2,383	1,656	337
September							
October							
November							
December							

Note - Newfoundland included from January 1950.

Table 5.- Monthly completions by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 - Total	76,097	..	4,809	20,171	26,391	13,995	10,731
1949 - Total	87,533	..	5,115	22,912	31,440	17,794	10,272
1950 - Total	89,015	1,716	5,493	27,237	31,318	14,691	8,560
1950 January	6,480	-	490	1,932	2,112	1,326	620
February	4,815	1	341	1,925	1,546	605	397
March	6,578	81	378	2,652	2,112	901	454
April	5,397	17	329	1,832	1,784	847	588
May	6,171	206	338	1,593	2,371	999	664
June	6,527	67	482	2,086	2,324	941	627
July	6,853	89	359	1,883	2,687	946	889
August	8,717	253	735	2,645	3,070	1,255	759
September	7,893	209	366	2,524	2,410	1,184	1,200
October	9,528	96	778	2,415	3,436	2,104	699
November	8,766	93	381	2,216	2,855	2,255	966
December	11,290	604	516	3,534	4,611	1,328	697
1951 January	6,950	92	310	2,371	2,660	703	814
February	6,712	119	393	2,367	2,550	729	554
March	5,859	9	170	1,874	2,677	555	574
April	5,688	51	235	1,644	2,727	576	455
May	6,876	138	260	1,797	2,971	1,173	537
June	6,609	60	274	1,433	3,377	896	569
July	4,926	46	209	1,688	1,622	903	458
August	7,183	123	383	2,312	2,591	1,276	498
September							
October							
November							
December							

Note - Newfoundland included from January 1950.

Table 6.- Dwelling units completed during August, 1951 by time under construction for Canada and the provinces

	Total	Months				Over 1 year	Unknown
		1-3	4-6	7-9	10-12		
Canada	7,183	1,939	1,950	1,489	937	867	1
Newfoundland	123	47	18	2	53	3	-
Prince Edward Island	9	3	-	3	1	2	-
Nova Scotia	193	33	71	25	8	56	-
New Brunswick	181	90	5	-	43	43	-
Quebec	2,312	614	750	855	83	10	-
Ontario	2,591	667	634	367	504	419	-
Manitoba	349	177	42	26	50	53	1
Saskatchewan	196	134	13	2	8	39	-
Alberta	731	84	267	96	131	153	-
British Columbia	498	90	150	113	56	89	-

Table 7.- Dwelling units completed during August, 1951 by time under construction as a percentage of total completions for Canada and regions.

	Total	Months				Over 1 year
		1-3	4-6	7-9	10-12	
Canada	% 100	% 27	% 27	% 21	% 13	% 12
Newfoundland	100	38	15	2	43	2
Maritime Provinces	100	33	20	7	14	26
Quebec	100	27	32	37	4	-
Ontario	100	26	25	14	19	16
Prairie Provinces	100	31	25	10	15	19
British Columbia	100	18	30	23	11	18

Table 8.- Completions by month by average time under construction

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 average	6.5	..	6.5	5.5	6.8	6.3	7.5
1949 average	7.0	..	7.9	6.4	7.5	6.0	8.1
1950 average	7.1	6.5	6.8	6.1	7.9	6.2	9.1
1950 January	6.8	-	8.4	5.9	7.2	6.6	7.7
February	7.2	-	7.3	6.2	7.4	8.3	9.6
March	7.0	3.0	7.5	6.4	7.2	7.1	9.6
April	7.6	2.0	7.6	7.3	8.0	7.1	8.6
May	8.5	9.4	7.9	7.8	8.6	7.2	12.2
June	7.9	7.7	9.2	5.9	8.5	7.4	11.6
July	7.1	5.3	7.6	5.4	7.9	6.9	8.1
August	6.6	6.1	4.3	6.4	7.5	5.4	8.2
September	6.4	4.3	5.1	5.7	6.8	4.8	9.4
October	6.4	3.6	5.2	6.3	7.3	5.1	8.3
November	6.6	4.0	8.9	5.4	7.1	6.1	8.7
December	7.8	8.9	5.9	5.7	10.0	5.7	8.5
1951 January	7.1	8.1	5.9	6.5	6.9	6.3	10.7
February	8.0	4.9	7.0	6.8	9.0	8.3	9.3
March	8.1	5.6	7.8	6.7	8.1	8.5	12.1
April	7.6	9.7	13.3	7.2	6.8	8.5	9.7
May	8.5	8.0	12.5	8.2	8.1	8.9	9.5
June	7.7	6.1	7.8	7.1	7.7	7.8	9.0
July	6.8	2.9	5.6	6.1	7.6	6.2	8.0
August	7.2	6.3	8.4	5.6	7.9	7.4	8.7
September							
October							
November							
December							

Note - Newfoundland included from January 1950.

Table 9.- Completions during the first eight months of 1951 by type of dwelling for Canada and the provinces.

	Total	One-family detached	Two-family detached	Row or Terrace	Apartment or flat	Other
Canada	50,803	37,440	5,360	415	7,382	206
Newfoundland	638	625	6	-	5	2
Prince Edward Island	235	233	-	2	-	-
Nova Scotia	1,284	1,256	-	-	28	-
New Brunswick	715	702	8	-	5	-
Quebec	15,486	6,537	4,948	23	3,929	49
Ontario	21,175	17,835	188	390	2,695	67
Manitoba	1,886	1,729	38	-	109	10
Saskatchewan	968	887	2	-	3	76
Alberta	3,957	3,591	104	-	262	-
British Columbia	4,459	4,045	66	-	346	2

Table 10.- Rental units completed during the first eight months of 1951 under the management of Central Mortgage and Housing Corporation.

	Total	One-family detached	Two-family detached	Row or Terrace	Apartment or flat	Other
Canada	2,361	2,361	-	-	-	-
Newfoundland	56	56	-	-	-	-
Prince Edward Island	96	96	-	-	-	-
Nova Scotia	155	155	-	-	-	-
New Brunswick	84	84	-	-	-	-
Quebec	79	79	-	-	-	-
Ontario	832	832	-	-	-	-
Manitoba	194	194	-	-	-	-
Saskatchewan	93	93	-	-	-	-
Alberta	367	367	-	-	-	-
British Columbia	405	405	-	-	-	-



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Introduction

The statistics contained in this report are the results of a nation-wide survey carried out each month by the Dominion Bureau of Statistics with the co-operation of the Central Mortgage and Housing Corporation. All metropolitan Areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

A column headed "Adjustments" appears in Table 1. These adjustments can arise in various ways. For example, after a start on a dwelling has been made, construction may cease, or a structure when completed may contain more or fewer dwelling units than were reported when construction commenced.

Definitions

The count of dwellings which are started, completed, and under construction includes only new residential construction intended for year-round occupancy. Seasonal dwellings such as summer cottages, ski shacks, etc., are not counted. Dwellings which are occupied, even if unfinished, are regarded as completed for the purposes of this survey.

Types of dwelling:

- (i) 1-family detached - a one-family house open on all four sides, i.e., not joined to other buildings;
- (ii) 2-family detached - a two-family house which contains only two dwelling units, either one above the other open on all four sides, or two units side by side each open on three sides, sometimes known as a semi-detached house;
- (iii) row or terrace - a one-family or two-family house in a row of three or more attached houses with common or adjacent walls;
- (iv) apartment or flat - an apartment or flat is (a) a residential structure containing three or more dwelling units, or (b) a structure used for business purposes which contains one or more dwelling units (e.g., living quarters in an office building or factory, living quarters over a store, etc.);
- (v) other - any type of dwelling which does not fall into one of the above classifications.

For the purpose of this survey, a dwelling unit is defined as a structurally separate set of living quarters having its own entrance from outside of the building, or from a common passage inside. The number of dwelling units in a structure will be the number of households the structure is intended to accommodate.

For the purpose of this survey, a farm must contain at least one acre and must yield agricultural produce valued at \$50. or more per year.

Reliability of the estimates

Since the estimates in this report are partially based on a sample survey, they are subject to sampling variability. This sampling variability is not present in the data on the municipalities of 5,000 and over. When the estimates include an element derived from the sample survey, the sampling error increases as the size of the estimate decreases. Care should be taken, therefore, in interpreting the precision of some of the estimates. The estimate of unfinished dwellings for the whole of Canada should be within 5 per cent of the figures which would have been obtained from a complete count.

The estimates presented in the tables are shown to the last digit instead of being rounded, not because they are assumed to be accurate to the last digit, but rather for convenience in summation and economy in processing the tabulations.

In addition to sampling variance, all the estimates are subject to errors of enumeration. However, these should be very small as the survey for the most part can be carried on without interview with a consequent elimination of all types of respondent error. A complete count by the same enumerators would contain the same enumerative error.

Metropolitan areas

Some cities in Canada have reasonably well-defined suburban areas which, for the purposes of the survey of starts and completions of dwelling units, have been included under the name of the principal city. A list of the municipalities included in these metropolitan areas is given on pages 16-18 of the report for January 1 to May 31, 1951 (New Residential Construction, Vol. 4., No. 5).

Table 1.- Construction of dwelling units in Canada and the provinces.

	Under construction Jan. 1	Jan. 1 to Sept. 30		Adjustments	Under construction Sept. 30
		Started	Completed		
<u>1951</u>					
Canada	59,443	57,587	57,805	- 843	58,382
Newfoundland	1,950	900	709	- 90	2,051
Prince Edward Island	291	91	251	- 1	130
Nova Scotia	2,429	1,188	1,422	+ 36	2,231
New Brunswick	897	814	747	- 63	901
Quebec	14,859	17,573	18,048	+ 4	14,388
Ontario	24,215	22,676	23,634	- 545	22,712
Manitoba	2,093	2,696	2,373	- 105	2,311
Saskatchewan	1,060	1,925	1,164	- 9	1,812
Alberta	5,803	4,844	4,468	- 17	6,162
British Columbia	5,846	4,880	4,989	- 53	5,684
<u>1950</u>					
Canada	59,503	71,945	59,431	-2,060	69,957
Newfoundland	1,334	1,536	923	- 20	1,927
Prince Edward Island	292	298	313	+ 14	291
Nova Scotia	2,326	1,965	1,848	+ 9	2,452
New Brunswick	1,274	1,962	1,657	- 4	1,575
Quebec	14,984	23,387	19,072	- 811	18,488
Ontario	23,585	23,822	20,416	-1,112	25,879
Manitoba	2,781	3,433	2,801	- 13	3,400
Saskatchewan	1,452	2,599	1,429	- 37	2,585
Alberta	4,309	6,876	4,774	- 15	6,396
British Columbia	7,166	6,067	6,198	- 71	6,964
<u>1949</u>					
Canada	56,456	67,862	62,998	- 205	61,115
Newfoundland	..	..	..	..	..
Prince Edward Island	203	316	209	-	310
Nova Scotia	2,748	1,909	2,230	- 1	2,426
New Brunswick	1,069	1,706	1,252	- 1	1,522
Quebec	13,848	18,301	16,536	- 90	15,523
Ontario	21,112	25,234	22,596	- 80	23,670
Manitoba	2,632	3,743	3,229	- 29	3,117
Saskatchewan	1,853	2,585	2,454	- 7	1,977
Alberta	5,262	6,312	6,834	- 5	4,735
British Columbia	7,729	7,756	7,658	+ 8	7,835

Note - Newfoundland included from January 1950.

Table 2.- Construction of dwelling units in rural and urban areas by regions.

	1951			1950		
	Jan. 1 to Sept. 30		Under construction Sept. 30	Jan. 1 to Sept. 30		Under construction Sept. 30
	Started	Completed		Started	Completed	
Canada	57,587	57,805	58,382	71,945	59,431	69,957
urban	44,339	46,916	41,781	58,859	48,957	53,894
5000 or more	39,617	44,794	35,637	53,085	43,507	45,681
under 5000	4,722	2,122	6,144	5,774	5,450	8,213
rural	13,248	10,889	16,601	13,086	10,474	16,063
non-farm	9,826	8,735	13,211	9,911	8,488	12,464
farm	3,422	2,154	3,390	3,175	1,986	3,599
Newfoundland	900	709	2,051	1,536	923	1,927
urban	460	289	516	416	205	361
5000 or more	460	289	516	416	205	361
under 5000	-	-	-	-	-	-
rural	440	420	1,535	1,120	718	1,566
non-farm	440	350	1,489	1,038	686	1,360
farm	-	70	46	82	32	206
Maritime Provinces	2,093	2,420	3,262	4,225	3,818	4,318
urban	1,279	1,045	1,834	2,620	2,459	2,342
5000 or more	1,103	1,045	1,390	1,941	1,837	1,513
under 5000	176	-	444	679	622	829
rural	814	1,375	1,428	1,605	1,359	1,976
non-farm	691	1,076	1,082	1,222	918	1,293
farm	123	299	346	383	441	683
Quebec	17,573	18,048	14,388	23,387	19,072	18,488
urban	13,327	15,703	11,042	20,487	17,408	15,310
5000 or more	12,118	14,999	9,836	19,585	15,510	14,402
under 5000	1,209	704	1,206	902	1,898	908
rural	4,246	2,345	3,346	2,900	1,664	3,178
non-farm	3,693	2,035	3,075	2,507	1,421	2,752
farm	553	310	271	393	243	426
Ontario	22,676	23,634	22,712	23,822	20,416	25,879
urban	18,234	19,241	17,031	20,122	15,972	19,941
5000 or more	16,368	18,443	15,199	18,303	14,596	17,266
under 5000	1,866	798	1,832	1,819	1,376	2,675
rural	4,442	4,393	5,681	3,700	4,444	5,938
non-farm	3,314	3,817	4,629	2,857	3,681	4,985
farm	1,128	576	1,052	843	763	953

Table 2.- Construction of dwelling units in rural and urban areas by regions - con.

	1951			1950		
	Jan. 1 to Sept. 30		Under construction Sept. 30	Jan. 1 to Sept. 30		Under construction Sept. 30
	Started	Completed		Started	Completed	
Prairie Provinces	9,465	8,005	10,285	12,908	9,004	12,381
urban	6,630	6,198	6,816	9,831	7,589	9,718
5000 or more	5,951	5,776	5,220	7,738	6,530	6,850
under 5000	679	422	1,596	2,093	1,059	2,868
rural	2,835	1,807	3,469	3,077	1,415	2,663
non-farm	1,217	908	1,794	1,603	908	1,352
farm	1,618	899	1,675	1,474	507	1,311
British Columbia	4,880	4,989	5,684	6,067	6,198	6,964
urban	4,409	4,440	4,542	5,383	5,324	6,222
5000 or more	3,617	4,242	3,476	5,102	4,829	5,289
under 5000	792	198	1,066	281	495	933
rural	471	549	1,142	684	874	742
non-farm	471	549	1,142	684	874	722
farm	-	-	-	-	-	20

Table 3.- Construction of dwelling units in urban centres of 5000 or more

	1951			1950		
	Jan. 1 to Sept. 30		Under construction Sept. 30	Jan. 1 to Sept. 30		Under construction Sept. 30
	Started	Completed		Started	Completed	
Newfoundland						
Bell Island	35	19	33	37	21	24
Corner Brook	57	16	64	28	21	23
Grand Falls	46	21	54	50	8	42
St. John's (1)	322	233	365	301	155	272
Prince Edward Island						
Charlottetown	37	29	33	50	22	61
Summerside	12	14	13	136	179	132
Nova Scotia						
Amherst	14	7	14	19	12	19
Halifax (1)	470	465	858	603	501	409
New Glasgow	19	4	28	10	17	18
Springhill	11	1	14	30	23	25

(1) Metropolitan area - see last paragraph, Page 2.

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1951			1950		
	Jan. 1 to Sept. 30		Under construction Sept. 30	Jan. 1 to Sept. 30		Under construction Sept. 30
	Started	Completed		Started	Completed	
Nova Scotia - con.						
Stellarton	7	5	8	8	7	6
Sydney (1)	171	244	176	351	290	367
Truro	26	41	13	38	25	28
Yarmouth	8	10	6	57	34	47
New Brunswick						
Campbellton	5	1	6	11	6	5
Edmundston	12	16	6	47	30	21
Fredericton	51	34	41	46	45	49
Moncton	186	120	97	414	354	276
Saint John (1)	74	54	77	121	292	50
Quebec						
Asbestos	52	35	34	80	54	38
Chicoutimi	34	43	12	91	100	71
Drummondville	60	121	40	205	127	108
Granby	184	189	108	204	103	149
Grand'Mère	58	47	45	96	72	42
Hull (1)	266	212	172	246	171	172
Joliette	43	70	35	131	141	70
Jonquière	32	46	17	72	51	36
Kénogami	17	22	4	70	37	36
Lachute	22	44	15	70	26	28
La Tuque	16	21	19	68	36	61
Magog	62	46	32	99	66	42
Montréal (1)	9,060	12,083	7,863	15,272	11,977	11,547
Québec (1)	801	673	473	796	1,113	466
Rimouski	66	82	55	136	29	136
Rivière-du-Loup	39	21	31	17	33	17
Rouyn	61	54	21	22	43	55
St. Hyacinthe	76	115	30	120	91	84
St. Jean	145	139	114	149	134	130
St. Jérôme	112	111	89	127	136	102
St. Joseph d'Alma	29	22	13	73	68	54
St. Joseph de Grantham	37	29	15	25	15	10
Shawinigan Falls	35	54	17	118	68	60
Sherbrooke	201	169	116	380	310	216
Sorel	97	33	81	34	10	31
Thetford Mines	66	51	39	95	63	51
Trois-Rivières (1)	261	249	224	528	305	381
Valleyfield	133	151	94	165	73	137
Victoriaville	53	67	28	96	58	72

(1) Metropolitan area - see last paragraph, Page 2.

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1951			1950		
	Jan. 1 to Sept. 30		Under construction Sept. 30	Jan. 1 to Sept. 30		Under construction Sept. 30
	Started	Completed		Started	Completed	
Ontario						
Barrie	82	61	68	102	133	70
Belleville	30	45	40	80	211	129
Brampton	86	54	88	28	22	39
Brantford	246	231	230	355	427	219
Brockville	18	18	15	44	53	26
Chatham	85	68	87	123	157	91
Cobourg	23	29	24	20	21	23
Collingwood	10	6	8	14	27	13
Cornwall	76	105	64	128	98	91
Dundas	24	47	22	52	25	51
Fort Erie	17	23	12	28	15	24
Fort Frances	20	14	16	24	54	15
Fort William	81	58	78	106	170	108
Galt	69	79	42	94	153	70
Guelph	67	79	44	105	107	97
Hamilton (1)	900	1,387	793	1,492	978	1,498
Hawkesbury	55	35	33	20	17	14
Ingersoll	12	27	15	30	22	26
Kenora	16	7	16	-	-	26
Kingston	137	143	103	204	187	104
Kitchener (1)	471	494	370	592	602	478
Leamington	15	15	17	23	33	15
Lindsay	24	24	18	19	25	23
London (1)	863	951	997	1,132	1,034	1,048
Midland	21	7	18	20	24	10
Niagara Falls	78	65	53	65	122	73
North Bay	98	60	65	67	50	53
Orillia	36	37	28	56	44	40
Oshawa	371	230	272	231	118	220
Ottawa (1)	1,472	1,716	1,336	2,016	1,186	1,514
Owen Sound	41	43	33	49	26	47
Parry Sound	8	6	12	19	10	16
Pembroke	64	82	47	98	64	71
Peterborough	168	212	135	259	322	193
Port Arthur	113	71	102	126	167	101
Port Colborne	38	26	37	42	19	37
Port Hope	24	28	25	24	45	30
Preston	27	36	21	37	17	29
Renfrew	44	30	32	33	17	25
St. Catharines	91	125	85	178	183	174
St. Thomas	36	13	37	23	47	25
Sarnia	375	242	332	94	73	160
Sault Ste. Marie	434	194	335	390	194	322
Simcoe	45	45	30	25	17	30

(1) Metropolitan area - see last paragraph, Page 2.

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1951			1950		
	Jan. 1 to Sept. 30		Under construction Sept. 30	Jan. 1 to Sept. 30		Under construction Sept. 30
	Started	Completed		Started	Completed	
Ontario - con.						
Smith's Falls	23	20	26	54	45	22
Stratford	25	30	24	42	82	50
Sudbury	207	219	187	303	193	262
Thorold	44	30	41	33	29	29
Timmins	4	5	5	18	18	28
Toronto (1)	8,219	9,912	8,035	7,636	5,706	8,251
Trenton	15	19	16	361	94	292
Welland	63	51	59	81	73	61
Whitby	69	50	45	51	29	39
Windsor (1)	609	771	455	962	949	676
Woodstock	79	68	71	95	62	88
Manitoba						
Brandon	208	190	55	175	130	70
Portage la Prairie	33	37	15	22	39	45
Winnipeg (1)	1,423	1,458	1,238	2,068	2,060	2,033
Saskatchewan						
Moose Jaw	72	44	53	54	33	74
North Battleford	25	8	27	34	25	27
Prince Albert	70	50	58	88	106	87
Regina	213	220	221	454	282	533
Saskatoon	340	179	371	370	279	318
Swift Current	22	18	25	17	19	28
Weyburn	18	13	11	10	8	9
Yorkton	65	32	62	56	16	57
Alberta						
Calgary	1,236	1,526	849	1,783	1,325	1,273
Edmonton	1,959	1,727	2,055	2,250	1,784	2,011
Lethbridge	203	221	100	256	349	182
Medicine Hat	64	53	80	101	75	103
British Columbia						
Kamloops	14	12	17	33	40	31
Kelowna	35	50	34	106	75	73
Nanaimo	83	120	147	109	136	196
Nelson	7	17	8	27	15	23
Prince George	55	26	52	26	16	23
Prince Rupert	65	13	72	17	10	18
Trail	48	27	37	56	69	30
Vancouver (1)	2,822	3,324	2,577	4,039	3,595	4,030
Vernon	28	24	20	43	28	28
Victoria (1)	460	629	512	646	845	837

(1) Metropolitan area - see last paragraph, Page 2.

Table 4.- Monthly starts by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 - Total	90,194	..	5,712	24,982	29,976	17,891	11,633
1949 - Total	89,509	..	5,023	24,196	34,023	16,565	9,702
1950 - Total	92,531	2,090	5,361	28,515	33,430	15,599	7,536
1950 January	2,152	103	130	579	1,077	99	164
February	2,694	-	36	1,136	1,133	181	208
March	4,169	58	135	1,857	1,256	319	544
April	7,422	52	386	3,268	1,644	1,225	847
May	13,647	77	793	4,748	4,196	2,872	961
June	12,065	99	1,044	3,392	3,915	2,524	1,091
July	10,245	425	593	3,111	2,936	2,141	1,039
August	9,306	283	690	2,353	3,433	1,991	556
September	10,245	439	418	2,943	4,232	1,556	657
October	9,773	140	529	2,461	4,341	1,624	678
November	6,679	362	519	1,560	2,953	866	419
December	4,134	52	88	1,107	2,314	201	372
1951 January	2,771	101	51	760	1,358	148	353
February	2,966	20	113	839	1,481	137	376
March	4,064	33	117	1,323	2,007	204	380
April	7,451	40	290	2,251	3,026	1,265	579
May	11,699	120	460	3,932	4,370	2,010	807
June	9,514	78	199	2,611	3,958	2,013	655
July	6,123	66	260	1,981	2,342	1,106	368
August	7,461	353	388	2,344	2,383	1,656	337
September	5,538	89	215	1,532	1,751	926	1,025
October							
November							
December							

Note - Newfoundland included from January 1950.

Table 5.- Monthly completions by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 - Total	76,097	..	4,809	20,171	26,391	13,995	10,731
1949 - Total	87,533	..	5,115	22,912	31,440	17,794	10,272
1950 - Total	89,015	1,716	5,493	27,237	31,318	14,691	8,560
1950 January	6,480	-	490	1,932	2,112	1,326	620
February	4,815	1	341	1,925	1,546	605	397
March	6,578	81	378	2,652	2,112	901	454
April	5,397	17	329	1,832	1,784	847	588
May	6,171	206	338	1,593	2,371	999	664
June	6,527	67	482	2,086	2,324	941	627
July	6,853	89	359	1,883	2,687	946	889
August	8,717	253	735	2,645	3,070	1,255	759
September	7,893	209	366	2,524	2,410	1,184	1,200
October	9,528	96	778	2,415	3,436	2,104	699
November	8,766	93	381	2,216	2,855	2,255	966
December	11,290	604	516	3,534	4,611	1,328	697
1951 January	6,950	92	310	2,371	2,660	703	814
February	6,712	119	393	2,367	2,550	729	554
March	5,859	9	170	1,874	2,677	555	574
April	5,688	51	235	1,644	2,727	576	455
May	6,876	138	260	1,797	2,971	1,173	537
June	6,609	60	274	1,433	3,377	896	569
July	4,926	46	209	1,688	1,622	903	458
August	7,183	123	383	2,312	2,591	1,276	498
September	7,002	71	186	2,562	2,459	1,194	530
October							
November							
December							

Note - Newfoundland included from January 1950.

Table 6.- Dwelling units completed during September, 1951 by time under construction for Canada and the provinces

	Total	Months				Over 1 year	Unknown
		1-3	4-6	7-9	10-12		
Canada	7,002	1,439	3,283	784	847	645	4
Newfoundland	71	30	13	-	2	26	-
Prince Edward Island	16	-	16	-	-	-	-
Nova Scotia	138	28	67	15	8	20	-
New Brunswick	32	8	21	1	1	1	-
Quebec	2,562	350	1,603	281	204	124	-
Ontario	2,459	413	1,014	360	370	298	4
Manitoba	487	243	149	13	42	40	-
Saskatchewan	196	119	38	-	18	21	-
Alberta	511	146	184	3	144	34	-
British Columbia	530	102	178	111	58	81	-

Table 7.- Dwelling units completed during September, 1951 by time under construction as a percentage of total completions for Canada and regions.

	Total	Months				Over 1 year
		1-3	4-6	7-9	10-12	
Canada	% 100	% 21	% 47	% 11	% 12	% 9
Newfoundland	100	42	18	-	3	37
Maritime Provinces	100	19	56	9	5	11
Quebec	100	14	62	11	8	5
Ontario	100	17	41	15	15	12
Prairie Provinces	100	43	31	1	17	8
British Columbia	100	19	34	21	11	15

Table 8.- Completions by month by average time under construction

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 average	6.5	..	6.5	5.5	6.8	6.3	7.5
1949 average	7.0	..	7.9	6.4	7.5	6.0	8.1
1950 average	7.1	6.5	6.8	6.1	7.9	6.2	9.1
1950 January	6.8	-	8.4	5.9	7.2	6.6	7.7
February	7.2	-	7.3	6.2	7.4	8.3	9.6
March	7.0	3.0	7.5	6.4	7.2	7.1	9.6
April	7.6	2.0	7.6	7.3	8.0	7.1	8.6
May	8.5	9.4	7.9	7.8	8.6	7.2	12.2
June	7.9	7.7	9.2	5.9	8.5	7.4	11.6
July	7.1	5.3	7.6	5.4	7.9	6.9	8.1
August	6.6	6.1	4.3	6.4	7.5	5.4	8.2
September	6.4	4.3	5.1	5.7	6.8	4.8	9.4
October	6.4	3.6	5.2	6.3	7.3	5.1	8.3
November	6.6	4.0	8.9	5.4	7.1	6.1	8.7
December	7.8	8.9	5.9	5.7	10.0	5.7	8.5
1951 January	7.1	8.1	5.9	6.5	6.9	6.3	10.7
February	8.0	4.9	7.0	6.8	9.0	8.3	9.3
March	8.1	5.6	7.8	6.7	8.1	8.5	12.1
April	7.6	9.7	13.3	7.2	6.8	8.5	9.7
May	8.5	8.0	12.5	8.2	8.1	8.9	9.5
June	7.7	6.1	7.8	7.1	7.7	7.8	9.0
July	6.8	2.9	5.6	6.1	7.6	6.2	8.0
August	7.2	6.3	8.4	5.6	7.9	7.4	8.7
September	6.5	7.1	5.9	6.0	7.1	5.7	8.4
October							
November							
December							

Note - Newfoundland included from January 1950.

Table 9.- Completions during the first nine months of 1951 by type of dwelling for Canada and the provinces.

	Total	One-family detached	Two-family detached	Row or Terrace	Apartment or flat	Other
Canada	57,805	42,653	5,988	495	8,426	243
Newfoundland	709	695	6	-	6	2
Prince Edward Island	251	249	-	2	-	-
Nova Scotia	1,422	1,382	-	-	40	-
New Brunswick	747	732	10	-	5	-
Quebec	18,048	8,036	5,456	23	4,466	67
Ontario	23,634	19,910	210	470	2,958	86
Manitoba	2,373	2,194	48	-	121	10
Saskatchewan	1,164	1,083	2	-	3	76
Alberta	4,468	3,904	172	-	392	-
British Columbia	4,989	4,468	84	-	435	2

Table 10.- Rental units completed during the first nine months of 1951 under the management of Central Mortgage and Housing Corporation.

	Total	One-family detached	Two-family detached	Row or Terrace	Apartment or flat	Other
Canada	2,650	2,650	-	-	-	-
Newfoundland	56	56	-	-	-	-
Prince Edward Island	96	96	-	-	-	-
Nova Scotia	155	155	-	-	-	-
New Brunswick	84	84	-	-	-	-
Quebec	168	168	-	-	-	-
Ontario	964	964	-	-	-	-
Manitoba	202	202	-	-	-	-
Saskatchewan	93	93	-	-	-	-
Alberta	394	394	-	-	-	-
British Columbia	438	438	-	-	-	-



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Introduction

The statistics contained in this report are the results of a nation-wide survey carried out each month by the Dominion Bureau of Statistics with the co-operation of the Central Mortgage and Housing Corporation. All Metropolitan Areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

A column headed "Adjustments" appears in Table 1. These adjustments can arise in various ways. For example, after a start on a dwelling has been made, construction may cease, or a structure when completed may contain more or fewer dwelling units than were reported when construction commenced.

Definitions

The count of dwellings which are started, completed, and under construction includes only new residential construction intended for year-round occupancy. Seasonal dwellings such as summer cottages, ski shacks, etc., are not counted. Dwellings which are occupied, even if unfinished, are regarded as completed for the purposes of this survey.

Types of dwelling:

- (i) 1-family detached - a one-family house open on all four sides, i.e., not joined to other buildings;
- (ii) 2-family detached - a two-family house which contains only two dwelling units, either one above the other open on all four sides, or two units side by side each open on three sides, sometimes known as a semi-detached house;
- (iii) row or terrace - a one-family or two-family house in a row of three or more attached houses with common or adjacent walls;
- (iv) apartment or flat - an apartment or flat is (a) a residential structure containing three or more dwelling units, or (b) a structure used for business purposes which contains one or more dwelling units (e.g., living quarters in an office building or factory, living quarters over a store, etc.);
- (v) other - any type of dwelling which does not fall into one of the above classifications.

For the purpose of this survey, a dwelling unit is defined as a structurally separate set of living quarters having its own entrance from outside of the building, or from a common passage inside. The number of dwelling units in a structure will be the number of households the structure is intended to accommodate.

For the purpose of this survey, a farm must contain at least one acre and must yield agricultural produce valued at \$50. or more per year.

Reliability of the estimates

Since the estimates in this report are partially based on a sample survey, they are subject to sampling variability. This sampling variability is not present in the data on the municipalities of 5,000 and over. When the estimates include an element derived from the sample survey, the sampling error increases as the size of the estimate decreases. Care should be taken, therefore, in interpreting the precision of some of the estimates. The estimate of unfinished dwellings for the whole of Canada should be within 5 per cent of the figures which would have been obtained from a complete count.

The estimates presented in the tables are shown to the last digit instead of being rounded, not because they are assumed to be accurate to the last digit, but rather for convenience in summation and economy in processing the tabulations.

In addition to sampling variance, all the estimates are subject to errors of enumeration. However, these should be very small as the survey for the most part can be carried on without interview with a consequent elimination of all types of respondent error. A complete count by the same enumerators would contain the same enumerative error.

Metropolitan areas

Some cities in Canada have reasonably well-defined suburban areas which, for the purposes of the survey of starts and completions of dwelling units, have been included under the name of the principal city. A list of the municipalities included in these metropolitan areas is given on pages 16-18 of the report for January 1 to May 31, 1951 (New Residential Construction, Vol. 4., No. 5).

Table 1.- Construction of dwelling units in Canada and the provinces

	Under construction January 1	Jan. 1 to Oct. 31		Adjustments	Under construction October 31
		Started	Completed		
<u>1951</u>					
Canada	59,443	62,564	65,969	=858	55,180
Newfoundland	1,950	1,044	784	=90	2,120
Prince Edward Island	291	93	273	=1	110
Nova Scotia	2,429	1,369	1,624	+35	2,209
New Brunswick	897	874	933	=64	774
Quebec	14,859	19,103	21,068	+3	12,897
Ontario	24,215	24,753	26,111	=532	22,325
Manitoba	2,093	2,979	2,958	=109	2,005
Saskatchewan	1,060	2,097	1,518	=26	1,613
Alberta	5,803	5,117	5,074	=20	5,826
British Columbia	5,846	5,135	5,626	=54	5,301
<u>1950</u>					
Canada	59,503	81,718	68,959	= 2,245	70,017
Newfoundland	1,334	1,676	1,019	= 20	1,971
Prince Edward Island	292	329	327	+ 14	308
Nova Scotia	2,326	2,244	2,077	= 25	2,468
New Brunswick	1,274	2,181	2,192	= 6	1,257
Quebec	14,984	25,848	21,487	= 817	18,528
Ontario	23,585	28,163	23,852	= 1,249	26,647
Manitoba	2,781	3,717	3,530	= 12	2,956
Saskatchewan	1,452	2,830	1,868	= 41	2,373
Alberta	4,309	7,985	5,710	= 18	6,566
British Columbia	7,166	6,745	6,897	= 71	6,943
<u>1949</u>					
Canada	56,456	76,826	72,057	= 198	61,027
Newfoundland	203	364	238	= 28	301
Prince Edward Island	203	364	238	= 28	301
Nova Scotia	2,748	2,319	2,499	= 2	2,566
New Brunswick	1,069	1,800	1,319	= 1	1,549
Quebec	13,848	20,483	19,191	= 99	15,041
Ontario	21,112	29,117	25,630	= 105	24,494
Manitoba	2,632	4,328	3,817	= 83	3,060
Saskatchewan	1,853	2,897	3,040	+ 117	1,827
Alberta	5,262	7,082	7,697	= 5	4,642
British Columbia	7,729	8,436	8,626	+ 8	7,547

Table 2.- Construction of dwelling units in rural and urban areas by regions

	1951			1950		
	Jan. 1 to Oct. 31		Under construction Oct. 31	Jan. 1 to Oct. 31		Under construction Oct. 31
	Started	Completed		Started	Completed	
Canada	62,564	65,969	55,180	81,718	68,959	70,017
urban	48,132	53,490	38,997	66,962	56,060	54,751
5000 or more	43,181	50,967	33,425	60,304	49,923	46,375
under 5000	4,951	2,523	5,572	6,658	6,137	8,376
rural	14,432	12,479	16,183	14,756	12,899	15,266
non-farm	11,717	9,917	12,920	11,041	10,198	11,934
farm	2,715	2,562	3,263	3,665	2,701	3,332
Newfoundland	1,344	734	2,120	1,676	1,019	1,971
urban	496	341	501	422	213	359
5000 or more	496	341	501	422	213	359
under 5000	-	-	-	-	-	-
rural	548	444	1,619	1,254	806	1,612
non-farm	548	374	1,573	1,164	768	1,404
farm	-	70	46	90	38	208
Maritime Provinces	2,336	2,630	3,093	4,734	4,596	4,033
urban	1,471	1,293	1,734	2,846	2,722	2,269
5000 or more	1,313	1,168	1,465	2,681	2,100	1,388
under 5000	158	125	269	165	622	881
rural	857	1,537	1,309	1,888	1,874	1,764
non-farm	691	1,238	920	1,431	1,207	1,213
farm	166	299	389	457	667	551
Quebec	19,103	21,068	12,897	25,848	21,487	18,528
urban	14,401	18,209	9,609	22,533	19,025	15,733
5000 or more	13,142	17,341	8,567	21,349	17,079	14,591
under 5000	1,259	868	1,042	1,184	1,946	1,142
rural	4,702	2,859	3,288	3,315	2,462	2,795
non-farm	4,137	2,468	2,986	2,864	2,161	2,369
farm	565	391	302	451	301	426
Ontario	24,753	16,111	22,325	28,163	23,842	26,647
urban	19,761	21,443	16,388	24,171	18,932	20,805
5000 or more	17,713	20,577	14,443	22,113	17,240	18,337
under 5000	2,048	866	1,945	1,998	1,742	2,468
rural	4,992	4,668	5,937	4,072	4,870	5,842
non-farm	5,707	4,011	4,763	3,137	3,901	5,039
farm	1,285	597	1,174	935	969	803

Table 2.- Construction of dwelling units in rural and urban areas by regions - con.

	1951			1950		
	Jan. 1 to Oct. 31		Under cons- truction Oct. 31	Jan. 1 to Oct. 31		Under cons- truction Oct. 31
	Started	Completed		Started	Completed	
Prairie Provinces	10,193	9,550	9,444	14,532	11,108	11,895
urban	7,312	7,215	6,469	11,123	9,171	9,422
5000 or more	6,635	6,719	4,919	3,851	7,855	6,632
under 5000	707	486	1,560	2,272	1,316	2,790
rural	2,881	2,335	2,975	3,409	1,937	2,473
non-farm	1,261	1,130	1,618	1,639	1,273	1,149
farm	1,618	1,205	1,357	1,770	764	1,324
British Columbia	5,135	5,626	5,301	6,745	6,897	6,943
urban	4,664	4,990	4,246	5,947	5,947	6,163
5000 or more	3,872	4,792	3,180	5,488	5,436	5,068
under 5000	792	198	1,066	459	511	1,095
rural	471	636	1,055	798	950	780
non-farm	471	636	1,055	798	950	760
farm	-	-	-	-	-	20

Table 3.- Construction of dwelling units in urban centres of 5000 or more

	1951			1950		
	Jan. 1 to Oct. 31		Under cons- truction Oct. 31	Jan. 1 to Oct. 31		Under cons- truction Oct. 31
	Started	Completed		Started	Completed	
Newfoundland						
Bell Island	36	30	23	38	26	20
Corner Brook	70	29	64	28	21	23
Grand Falls	48	21	56	55	11	44
St. John's	342	260	358	301	155	272
Prince Edward Island						
Charlottetown	38	35	28	53	36	50
Summerside	13	16	12	136	179	132
Nova Scotia						
Amherst	14	7	14	23	20	12
Halifax	653	506	924	673	570	410
New Glasgow	21	7	27	11	18	18
Springhill	11	7	8	34	46	12

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1951			1950		
	Jan. 1 to Oct. 31		Under construction Oct. 31	Jan. 1 to Oct. 31		Under construction Oct. 31
	Started	Completed		Started	Completed	
Nova Scotia - con.						
Stellarton	7	6	7	9	9	5
Sydney	182	268	163	373	323	356
Truro	26	42	12	42	29	28
Yarmouth	8	10	6	58	60	22
New Brunswick						
Campbellton	6	4	4	13	9	4
Edmundston	12	16	6	51	39	16
Fredericton	54	38	40	48	48	48
Moncton	196	133	93	438	414	238
Saint John	77	73	61	122	306	37
Quebec						
Asbestos	56	45	28	82	69	25
Chicoutimi	39	45	15	100	119	61
Drummondville	61	127	35	222	130	122
Granby	203	230	86	243	109	182
Grand'Mere	65	70	29	101	78	40
Hull	294	249	163	261	195	163
Joliette	46	81	27	135	145	70
Jonquiere	33	51	13	75	70	20
Kenogami	17	23	3	70	46	27
Lachute	22	45	14	71	42	13
La Tuque	16	21	19	73	56	45
Magog	63	62	17	103	66	46
Montreal	9,814	13,882	6,816	16,667	13,137	11,778
Quebec	907	826	426	891	1,158	516
Rimouski	66	103	34	151	40	140
Riviere du Loup	39	29	23	28	33	28
Rouyn	61	57	19	34	43	67
St. Hyacinthe	88	120	37	148	105	98
St. Jean	162	149	121	158	142	131
St. Jerome	115	126	77	130	144	97
St. Joseph d'Alma	31	27	10	74	81	42
St. Joseph de Grantham	37	33	11	25	15	10
Shawinigan Falls	42	62	16	127	83	54
Sherbrooke	237	208	113	397	376	167
Sorel	120	40	97	37	11	33
Thetford Mines	73	59	38	100	72	47
Trois Rivieres	274	311	175	567	353	372
Valleyfield	156	182	86	175	82	138
Victoriaville	55	73	19	104	79	59

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1951			1950		
	Jan. 1 to Oct. 31		Under construction Oct. 31	Jan. 1 to Oct. 31		Under construction Oct. 31
	Started	Completed		Started	Completed	
Ontario						
Barrie	87	69	65	111	145	67
Belleville	30	49	36	106	214	152
Brampton	97	75	78	42	30	45
Brantford	260	268	207	394	441	244
Brockville	22	19	18	47	57	25
Chatham	88	74	83	131	173	83
Cobourg	23	31	22	27	23	28
Collingwood	13	7	10	17	27	16
Cornwall	85	123	59	151	119	93
Dundas	25	49	21	63	29	58
Fort Erie	18	25	11	31	22	20
Fort Frances	20	19	11	24	54	15
Fort William	82	62	75	117	188	101
Galt	75	85	42	101	160	70
Guelph	73	87	42	110	126	83
Hamilton	993	1,559	714	1,602	1,072	1,514
Hawkesbury	13	39	47	20	19	12
Ingersoll	13	27	16	34	24	28
Kenora	6	7	16	-	-	26
Kingston	149	156	102	232	209	110
Kitchener	508	565	336	640	624	504
Leamington	20	20	17	25	34	16
Lindsay	24	29	13	19	28	20
London	918	1,093	910	1,252	1,120	1,079
Midland	21	9	16	21	25	10
Niagara Falls	87	87	39	74	128	73
North Bay	100	70	57	76	58	54
Orillia	41	41	29	60	53	35
Oshawa	396	281	246	251	133	225
Ottawa	1,594	1,910	1,263	2,660	1,541	1,803
Owen Sound	48	49	34	50	30	44
Parry Sound	13	11	12	27	14	20
Pembroke	73	85	54	105	69	73
Peterborough	185	238	125	284	343	197
Port Arthur	122	89	95	147	186	103
Port Colborne	48	31	42	44	20	38
Port Hope	27	28	28	28	45	34
Preston	29	41	18	40	19	30
Renfrew	46	34	30	36	23	22
St. Catharines	107	146	81	208	214	162
St. Thomas	49	15	48	25	49	25
Sarnia	432	323	316	104	82	161
Sault Ste. Marie	452	288	261	410	253	283
Simcoe	48	53	25	25	17	30

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1951					
	Jan. 1 to Oct. 31		Under construction Oct. 31	Jan. 1 to Oct. 31		Under construction Oct. 31
	Started	Completed		Started	Completed	
Ontario - con.						
Smith's Falls	27	23	27	57	48	22
Stratford	25	39	15	47	88	49
Sudbury	246	229	217	303	193	262
Thorold	52	34	45	33	32	26
Timmins	4	7	3	2	19	27
Toronto	8,846	10,818	7,756	10,020	7,257	9,007
Trenton	15	22	13	384	119	289
Welland	64	61	50	82	84	50
Whitby	75	63	37	55	37	33
Windsor	636	855	397	1,114	1,054	650
Woodstock	93	80	73	115	69	91
Manitoba						
Brandon	254	235	55	191	165	51
Portage la Prairie	39	41	17	27	48	41
Winnipeg	1,630	1,722	1,178	2,273	2,443	1,856
Saskatchewan						
Moose Jaw	77	48	54	57	46	64
North Battleford	26	11	25	34	28	24
Prince Albert	71	54	53	94	122	77
Regina	270	288	210	482	440	403
Saskatoon	392	261	338	423	347	301
Swift Current	22	18	25	23	24	27
Weyburn	18	14	10	11	11	7
Yorkton	71	44	56	58	25	50
Alberta						
Calgary	1,333	1,741	731	1,905	1,608	1,112
Edmonton	2,125	1,940	2,005	2,877	2,050	2,370
Lethbridge	208	240	86	284	396	162
Medicine Hat	69	72	66	112	102	87
British Columbia						
Kamloops	19	14	19	34	49	23
Kelowna	35	65	19	117	87	72
Nanaimo	92	128	148	125	148	200
Nelson	9	17	10	29	20	20
Prince George	58	33	47	32	18	27
Prince Rupert	65	13	72	18	10	19
Trail	53	32	37	60	86	17
Vancouver	3,022	3,736	2,366	4,111	4,073	3,857
Vernon	29	30	15	43	31	35
Victoria	490	724	447	706	514	835

Table 4.- Monthly starts by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 - Total	90,194	..	5,712	24,982	29,976	17,891	11,633
1949 - Total	89,509	..	5,023	24,196	34,023	16,565	9,702
1950 - Total	92,531	2,090	5,361	28,515	33,430	15,599	7,536
1950 January	2,152	103	130	579	1,077	99	164
February	2,694	-	36	1,136	1,133	181	208
March	4,169	58	135	1,857	1,256	319	544
April	7,422	52	386	3,268	1,644	1,225	847
May	13,647	77	793	4,748	4,196	2,872	961
June	12,065	99	1,044	3,392	3,915	2,524	1,091
July	10,245	425	593	3,111	2,936	2,141	1,039
August	9,306	283	690	2,353	3,433	1,991	556
September	10,245	439	418	2,943	4,232	1,516	657
October	9,773	140	529	2,461	4,341	1,624	678
November	6,679	362	519	1,560	2,953	866	419
December	4,134	52	88	1,107	2,314	201	372
1951 January	2,771	101	51	760	1,358	148	353
February	2,966	20	113	839	1,481	137	376
March	4,064	33	117	1,323	2,007	204	380
April	7,451	40	230	2,251	3,026	1,265	579
May	11,699	120	460	3,932	4,370	2,010	807
June	9,514	78	199	2,611	3,958	2,013	655
July	6,123	66	260	1,981	2,342	1,106	368
August	7,461	353	388	2,344	2,383	1,656	337
September	5,538	89	215	1,532	1,751	926	1,025
October	4,977	144	243	1,530	2,077	728	255
November							
December							

Note - Newfoundland included from January 1950.

Table 5.- Monthly completions by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 - Total	76,097	..	4,809	20,171	26,391	13,995	10,731
1949 - Total	87,533	..	5,115	22,912	31,440	17,794	10,272
1950 - Total	89,015	1,716	5,493	27,237	31,318	14,691	8,560
1950 January	6,480	-	490	1,932	2,112	1,326	620
February	4,815	1	341	1,925	1,546	605	397
March	6,578	81	378	2,652	2,112	901	454
April	5,397	17	329	1,832	1,784	847	588
May	6,171	206	338	1,593	2,371	999	664
June	6,527	67	482	2,086	2,324	941	627
July	6,853	89	359	1,883	2,687	946	889
August	8,717	253	735	2,645	3,070	1,255	759
September	7,893	209	366	2,524	2,410	1,184	1,200
October	9,528	96	778	2,415	3,436	2,104	699
November	8,766	93	381	2,216	2,855	2,255	966
December	11,290	604	516	3,534	4,611	1,328	697
1951 January	6,950	92	310	2,371	2,660	703	814
February	6,712	119	393	2,367	2,550	729	554
March	5,859	9	170	1,874	2,677	555	574
April	5,688	51	235	1,644	2,727	576	455
May	6,876	138	260	1,797	2,971	1,173	537
June	6,609	60	274	1,433	3,377	896	569
July	4,926	46	209	1,688	1,622	903	458
August	7,183	123	383	2,312	2,591	1,276	498
September	7,002	71	186	2,562	2,459	1,194	530
October	8,164	75	410	3,020	2,477	1,545	637
November							
December							

Note - Newfoundland included from January 1950.

Table 6.- Dwelling units completed during October, 1951 by time under construction for Canada and the provinces

	Total	Months				Over 1 year	Unknown
		1-3	4-6	7-9	10-12		
Canada	8,164	1,410	4,352	1,015	760	609	18
Newfoundland	75	23	19	4	25	4	-
Prince Edward Island	22	-	21	-	-	1	-
Nova Scotia	202	28	99	32	31	12	-
New Brunswick	186	108	69	4	1	4	-
Quebec	3,020	488	1,721	502	192	117	-
Ontario	2,477	287	1,238	403	292	239	18
Manitoba	585	235	273	3	51	23	-
Saskatchewan	354	118	200	1	19	16	-
Alberta	606	32	443	4	81	46	-
British Columbia	637	91	269	62	68	147	-

Table 7.- Dwelling units completed during October, 1951 by time under construction as a percentage of total completions for Canada and regions.

	Total	Months				Over 1 year
		1-3	4-6	7-9	10-12	
	%	%	%	%	%	%
Canada	100	17	54	13	9	7
Newfoundland	100	31	26	5	33	5
Maritime Provinces	100	33	46	9	8	4
Quebec	100	16	57	17	6	4
Ontario	100	12	50	16	12	10
Prairie Provinces	100	25	59	1	10	5
British Columbia	100	14	42	10	11	23

Table 8.- Completions by month by average time under construction

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 average	6.5	..	6.5	5.5	6.8	6.3	7.5
1949 average	7.0	..	7.9	6.4	7.5	6.0	8.1
1950 average	7.1	6.5	6.8	6.1	7.9	6.2	9.1
1950 January	6.8	-	8.4	5.9	7.2	6.6	7.7
February	7.2	-	7.3	6.2	7.4	8.3	9.6
March	7.0	3.0	7.5	6.4	7.2	7.1	9.6
April	7.6	2.0	7.6	7.3	8.0	7.1	8.6
May	8.5	9.4	7.9	7.8	8.6	7.2	12.2
June	7.9	7.7	9.2	5.9	8.5	7.4	11.6
July	7.1	5.3	7.6	5.4	7.9	6.9	8.1
August	6.6	6.1	4.3	6.4	7.5	5.4	8.2
September	6.4	4.3	5.1	5.7	6.8	4.8	9.4
October	6.4	3.6	5.2	6.3	7.3	5.1	8.3
November	6.6	4.0	8.9	5.4	7.1	6.1	8.7
December	7.8	8.9	5.9	5.7	10.0	5.7	8.5
1951 January	7.1	8.1	5.9	6.5	6.9	6.3	10.7
February	8.0	4.9	7.0	6.8	9.0	8.3	9.3
March	8.1	5.6	7.8	6.7	8.1	8.5	12.1
April	7.6	9.7	13.3	7.2	6.8	8.5	9.7
May	8.5	8.0	12.5	8.2	8.1	8.9	9.5
June	7.7	6.1	7.8	7.1	7.7	7.8	9.0
July	6.8	2.9	5.6	6.1	7.6	6.2	8.0
August	7.2	6.3	8.4	5.6	7.9	7.4	8.7
September	6.5	7.1	5.9	6.0	7.1	5.7	8.4
October	6.3	7.0	4.9	5.9	6.9	5.5	9.1
November							
December							

Note - Newfoundland included from January 1950.

Table 9.- Completions during the first ten months of 1951 by type of dwelling for Canada and the provinces.

	Total	One-family detached	Two-family detached	Row or Terrace	Apartment or flat	Other
Canada	65,969	48,814	6,562	519	9,826	248
Newfoundland	784	769	6	-	7	2
Prince Edward Island	273	271	-	2	-	-
Nova Scotia	1,624	1,581	-	-	43	-
New Brunswick	933	918	10	-	5	-
Quebec	21,068	9,586	5,946	23	5,445	68
Ontario	26,111	22,080	252	494	3,199	86
Manitoba	2,958	2,746	52	-	148	12
Saskatchewan	1,518	1,437	2	-	3	76
Alberta	5,074	4,432	186	-	456	-
British Columbia	5,626	4,994	108	-	520	4

Table 10.- Rental units completed during the first ten months of 1951 under the management of Central Mortgage and Housing Corporation.

	Total	One-family detached	Two-family detached	Row or Terrace	Apartment or flat	Other
Canada	2,878	2,878	-	-	-	-
Newfoundland	56	56	-	-	-	-
Prince Edward Island	96	96	-	-	-	-
Nova Scotia	155	155	-	-	-	-
New Brunswick	86	86	-	-	-	-
Quebec	217	217	-	-	-	-
Ontario	1,549	1,549	-	-	-	-
Manitoba	207	207	-	-	-	-
Saskatchewan	93	93	-	-	-	-
Alberta	394	394	-	-	-	-
British Columbia	525	525	-	-	-	-



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Introduction

The statistics contained in this report are the results of a nation-wide survey carried out each month by the Dominion Bureau of Statistics with the co-operation of the Central Mortgage and Housing Corporation. All Metropolitan Areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

A column headed "Adjustments" appears in Table 1. These adjustments can arise in various ways. For example, after a start on a dwelling has been made, construction may cease, or a structure when completed may contain more or fewer dwelling units than were reported when construction commenced.

Definitions

The count of dwellings which are started, completed, and under construction includes only new residential construction intended for year-round occupancy. Seasonal dwellings such as summer cottages, ski shacks, etc., are not counted. Dwellings which are occupied, even if unfinished, are regarded as completed for the purposes of this survey.

Types of dwelling:

- (i) 1-family detached - a one-family house open on all four sides, i.e., not joined to other buildings;
- (ii) 2-family detached - a two-family house which contains only two dwelling units, either one above the other open on all four sides, or two units side by side each open on three sides, sometimes known as a semi-detached house;
- (iii) row or terrace - a one-family or two-family house in a row of three or more attached houses with common or adjacent wall;
- (iv) apartment or flat - an apartment or flat is (a) a residential structure containing three or more dwelling units, or (b) a structure used for business purposes which contains one or more dwelling units (e.g., living quarters in an office building or factory, living quarters over a store, etc.);
- (v) other - any type of dwelling which does not fall into one of the above classifications.

For the purpose of this survey, a dwelling unit is defined as a structurally separate set of living quarters having its own entrance from outside of the building, or from a common passage inside. The number of dwelling units in a structure will be the number of households the structure is intended to accommodate.

For the purpose of this survey, a farm must contain at least one acre and must yield agricultural produce valued at \$50. or more per year.

Reliability of the estimates

Since the estimates in this report are partially based on a sample survey, they are subject to sampling variability. This sampling variability is not present in the data on the municipalities of 5,000 and over. When the estimates include an element derived from the sample survey, the sampling error increases as the size of the estimate decreases. Care should be taken, therefore, in interpreting the precision of some of the estimates. The estimate of unfinished dwellings for the whole of Canada should be within 5 per cent of the figures which would have been obtained from a complete count.

The estimates presented in the tables are shown to the last digit instead of being rounded, not because they are assumed to be accurate to the last digit, but rather for convenience in summation and economy in processing the tabulations.

In addition to sampling variance, all the estimates are subject to errors of enumeration. However, these should be very small as the survey for the most part can be carried on without interview with a consequent elimination of all types of respondent error. A complete count by the same enumerators would contain the same enumerative error.

Metropolitan areas

Some cities in Canada have reasonably well-defined suburban areas which, for the purposes of the survey of starts and completions of dwelling units, have been included under the name of the principal city. A list of the municipalities included in these metropolitan areas is given on pages 16-18 of the report for January 1 to May 31, 1951 (New Residential Construction, Vol. 4., No. 5).

Table 1.- Construction of dwelling units in Canada and the provinces

	Under construction January 1	Jan. 1 to Nov. 30		Adjustments	Under construction November 30
		Started	Completed		
<u>1951</u>					
Canada	59,443	66,362	74,811	-545	50,449
Newfoundland	1,950	1,079	887	-44	2,095
Prince Edward Island	291	95	285	-1	100
Nova Scotia	2,429	1,443	1,761	+32	2,143
New Brunswick	897	889	1,047	-66	673
Quebec	14,859	20,388	24,372	+225	11,100
Ontario	24,215	26,351	27,102	-522	20,882
Manitoba	2,093	3,256	3,612	-115	1,522
Saskatchewan	1,060	2,142	1,757	+1	1,446
Alberta	5,803	5,359	5,631	+3	5,534
British Columbia	5,846	5,420	6,257	-58	4,951
<u>1950</u>					
Canada	59,503	88,397	77,725	-2,396	67,779
Newfoundland	1,334	2,038	1,112	= 20	2,240
Prince Edward Island	292	332	337	+ 14	301
Nova Scotia	2,326	2,628	2,366	= 26	2,562
New Brunswick	1,274	2,313	2,274	= 23	1,290
Quebec	14,984	27,408	23,703	= 838	17,851
Ontario	23,585	31,116	26,707	=1,348	26,646
Manitoba	2,781	4,023	4,248	= 22	2,534
Saskatchewan	1,452	2,899	2,385	= 41	1,925
Alberta	4,309	8,476	6,730	= 18	6,037
Brisith Columbia	7,166	7,164	7,863	= 74	6,393
<u>1949</u>					
Canada	56,456	85,260	80,757	= 210	60,749
Newfoundland	00	00	00	= 00	00
Prince Edward Island	203	368	252	= 28	291
Nova Scotia	2,748	2,518	2,722	= 0	2,540
New Brunswick	1,069	1,437	1,697	= 5	1,304
Quebec	13,848	22,640	21,385	= 90	15,007
Ontario	21,112	32,572	28,854	= 108	24,722
Manitoba	2,632	4,967	4,449	= 81	3,067
Saskatchewan	1,853	3,027	3,307	+ 114	1,687
Alberta	5,262	8,130	8,480	= 7	4,705
British Columbia	7,729	9,101	9,411	+ 7	7,426

Note - Newfoundland included only in 1950.

Table 2.- Construction of dwelling units in rural and urban areas by regions

	1951			1950		
	Jan. 1 to Nov. 30		Under cons- truction Nov. 30	Jan. 1 to Nov. 30		Under cons- truction Nov. 30
	Started	Completed		Started	Completed	
Canada	66,362	74,811	50,449	88,397	77,725	67,779
urban	50,952	60,123	35,330	72,357	62,556	53,501
5000 or more	45,805	56,813	29,809	65,304	55,592	45,447
under 5000	5,147	3,310	5,521	7,053	6,964	8,054
rural	15,410	14,688	15,119	16,038	15,169	14,278
non-farm	11,390	11,318	12,286	12,043	11,611	11,473
farm	4,020	3,370	2,833	3,995	3,558	2,805
Newfoundland	1,079	887	2,098	2,318	1,112	2,240
urban	520	386	479	506	242	414
5000 or more	520	386	479	506	242	414
under 5000	-	-	-	-	-	-
rural	559	501	1,619	1,812	870	1,826
non-farm	559	431	1,573	1,443	830	1,620
farm	-	70	46	69	40	206
Maritime Provinces	2,427	3,093	2,916	5,273	4,977	4,151
urban	1,570	1,447	1,716	3,208	2,949	2,346
5000 or more	1,394	1,322	1,397	2,144	2,329	1,254
under 5000	176	125	319	1,064	620	1,092
rural	857	1,646	1,200	2,065	1,988	1,807
non-farm	691	1,347	811	1,545	1,207	1,247
farm	166	299	389	520	781	560
Quebec	20,388	24,372	11,100	27,408	23,703	17,851
urban	15,384	20,518	8,429	23,923	20,472	15,705
5000 or more	14,175	19,313	7,584	22,707	18,476	14,531
under 5000	1,209	1,205	845	1,216	1,946	1,174
rural	5,004	3,854	2,671	3,485	3,281	2,146
non-farm	4,203	3,295	2,373	3,034	2,886	1,814
farm	801	559	298	451	395	332
Ontario	26,391	29,202	20,882	31,116	26,707	26,446
urban	20,869	24,207	14,723	26,594	21,361	20,328
5000 or more	18,733	23,109	12,921	24,459	19,285	18,639
under 5000	2,136	1,098	1,802	2,035	2,076	2,189
rural	5,522	4,995	6,159	4,522	5,346	5,818
non-farm	4,187	4,221	5,098	3,505	4,746	5,078
farm	1,335	774	1,061	1,017	1,108	740

Note - Newfoundland included only in 1950.

Table 2.- Construction of dwelling units in rural and urban areas by regions - con.

	1951			1950		
	Jan. 1 to Nov. 30		Under construction Nov. 30	Jan. 1 to Nov. 30		Under construction Nov. 30
	Started	Completed		Started	Completed	
Prairie Provinces	10,657	11,000	8,502	14,398	13,161	10,476
urban	7,660	7,967	6,064	13,742	12,742	8,462
5000 or more	6,925	7,481	4,476	8,440	8,170	5,416
under 5000	735	486	1,588	7,202	1,371	2,569
rural	2,997	3,033	2,438	7,656	2,412	2,015
non-farm	1,279	1,365	1,399	3,718	1,309	1,009
farm	1,718	1,668	1,039	3,938	1,103	747
British Columbia	5,420	6,257	4,951	7,164	7,943	6,493
urban	4,949	5,598	3,919	6,386	6,709	5,737
5000 or more	4,058	5,202	2,952	5,770	6,270	4,643
under 5000	891	396	967	536	709	1,724
rural	471	659	1,032	998	1,264	666
non-farm	471	659	1,032	790	1,064	646
farm	-	-	-	-	-	20

Table 3.- Construction of dwelling units in urban centres of 5000 or more

	1951			1950		
	Jan. 1 to Nov. 30		Under construction Nov. 30	Jan. 1 to Nov. 30		Under construction Nov. 30
	Started	Completed		Started	Completed	
Newfoundland						
Bell Island	36	33	20	38	28	18
Corner Brook	70	35	58	28	21	23
Grand Falls	48	28	49	55	20	35
St. John's	366	290	352	385	173	338
Prince Edward Island						
Charlottetown	38	44	19	44	37	49
Summerside	15	19	11	139	188	126
Nova Scotia						
Amherst	14	9	12	20	20	12
Halifax	705	583	971	714	645	401
New Glasgow	22	12	23	12	19	18
Springhill	17	10	5	34	41	5

(1) Metropolitan area - see last paragraph, Page 2.

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1951			1950		
	Jan. 1 to Nov. 30		Under construction Nov. 30	Jan. 1 to Nov. 30		Under construction Nov. 30
	Started	Completed		Started	Completed	
Nova Scotia - con.						
Stellarton	7	8	5	9	9	5
Sydney	184	288	145	386	364	328
Truro	28	46	10	46	33	28
Yarmouth	10	11	7	59	73	9
New Brunswick						
Campbellton	6	5	3	13	9	4
Edmundston	12	16	6	51	39	16
Fredericton	57	48	33	53	62	39
Moncton	200	140	88	452	460	189
Saint John	85	83	59	128	324	25
Quebec						
Asbestos	57	46	28	84	75	21
Chicoutimi	44	49	16	103	141	41
Drummondville	63	136	28	273	139	114
Granby	206	249	70	257	161	137
Grand'Mere	68	81	21	111	83	44
Hull	319	283	154	326	226	197
Joliette	46	90	18	137	151	66
Jonquiere	35	56	10	97	81	31
Kenogami	19	23	5	70	58	15
Lachute	23	50	10	72	42	14
La Tuque	19	25	18	78	75	31
Magog	63	67	12	106	71	44
Montreal	10,582	15,343	6,127	17,715	14,061	11,892
Quebec	949	979	315	990	1,222	551
Rimouski	75	111	35	151	40	140
Riviere du Loup	43	37	19	28	33	28
Rouyn	61	68	10	34	53	57
St. Hyacinthe	93	124	38	152	124	83
St. Jean	172	195	85	167	159	123
St. Jerome	146	154	80	142	151	102
St. Joseph d'Alma	35	31	10	74	91	31
St. Joseph (Drummond)	38	35	10	25	15	10
Shawinigan Falls	48	68	16	142	81	69
Sherbrooke	247	250	81	407	423	125
Sorel	125	53	89	30	20	25
Thetford Mines	77	74	27	100	86	33
Trois Rivieres	293	351	154	589	412	335
Valleyfield	167	204	75	183	99	129
Victoriaville	62	81	23	106	97	43

(1) Metropolitan area - see last paragraph, Page 2.

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1951			1950		
	Jan. 1 to Nov. 30		Under construction Nov. 30	Jan. 1 to Nov. 30		Under construction Nov. 30
	Started	Completed		Started	Completed	
Ontario						
Barrie	95	84	58	127	159	62
Belleville	33	51	37	125	232	153
Brampton	97	84	69	66	39	60
Brantford	285	316	184	424	465	255
Brookville	24	21	18	52	62	25
Chatham	98	92	75	136	184	77
Cobourg	28	34	24	34	75	33
Collingwood	16	8	12	17	32	11
Cornwall	87	124	60	168	124	100
Dundas	29	53	21	71	12	63
Fort Erie	18	27	9	32	15	18
Fort Frances	20	19	11	24	59	10
Fort William	82	78	59	114	204	87
Galt	92	99	45	108	167	70
Guelph	86	101	41	125	136	88
Hamilton	1,097	1,684	693	1,725	1,312	1,397
Hawkesbury	74	42	45	25	22	14
Ingersoll	16	29	17	39	26	31
Kenora	16	7	16	32	-	58
Kingston	164	169	104	241	223	105
Kitchener	585	623	355	698	663	523
Leamington	23	26	14	27	36	16
Lindsay	24	31	10	19	28	20
London	965	1,183	866	1,396	1,240	1,099
Midland	21	14	11	22	28	8
Niagara Falls	90	88	41	75	130	69
North Bay	112	83	56	76	62	50
Orillia	44	48	25	72	71	29
Oshawa	412	313	230	267	163	211
Ottawa	1,673	2,094	1,158	2,829	1,740	1,773
Owen Sound	48	57	26	50	37	37
Parry Sound	13	13	10	28	16	19
Pembroke	74	90	50	115	83	69
Peterborough	200	265	113	318	361	213
Port Arthur	133	98	97	149	208	83
Port Colborne	49	33	41	47	29	32
Port Hope	31	33	27	31	52	30
Preston	34	44	20	42	19	32
Renfrew	46	38	26	43	30	22
St. Catharines	119	155	84	220	233	77
St. Thomas	93	16	91	27	51	25
Sarnia	450	379	288	109	92	152
Sault Ste. Marie	455	363	189	435	318	243
Simcoe	51	59	22	30	23	29

(1) Metropolitan area - see last paragraph, Page 2.

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1951			1950		
	Jan. 1 to Nov. 30		Under construction Nov. 30	Jan. 1 to Nov. 30		Under construction Nov. 30
	Started	Completed		Started	Completed	
Ontario - con.						
Smith's Falls	27	25	25	59	48	24
Stratford	27	46	10	47	97	38
Sudbury	246	290	156	344	218	270
Thorold	53	36	44	36	32	29
Timmins	4	7	3	18	22	24
Toronto	9,227	12,275	6,683	11,512	8,095	9,661
Trenton	16	23	13	386	147	263
Welland	66	69	45	84	92	45
Whitby	75	69	31	58	41	34
Windsor	692	904	402	1,089	1,152	600
Woodstock	98	97	61	113	95	73
Manitoba						
Brandon	264	283	17	216	191	50
Portage la Prairie	41	46	13	27	48	41
Winnipeg	1,744	1,948	1,061	2,428	2,827	1,617
Saskatchewan						
Moose Jaw	79	56	48	60	57	56
North Battleford	27	15	22	34	28	24
Prince Albert	71	66	40	98	134	69
Regina	283	312	199	495	514	342
Saskatoon	403	316	298	445	425	245
Swift Current	22	18	25	25	27	26
Weyburn	18	14	10	12	13	6
Yorkton	73	60	42	58	30	45
Alberta						
Calgary	1,400	1,804	737	2,098	1,754	1,159
Edmonton	2,208	2,216	1,812	3,048	2,595	1,996
Lethbridge	220	250	88	297	419	152
Medicine Hat	72	77	64	119	108	88
British Columbia						
Kamloops	19	15	18	37	51	24
Kelowna	39	67	21	119	96	64
Nanaimo	100	137	147	137	163	197
Nelson	9	17	10	29	20	19
Prince George	62	39	45	32	20	25
Prince Rupert	65	13	72	18	10	19
Trail	54	43	27	64	89	17
Vancouver	3,155	4,043	2,188	4,523	4,595	3,514
Vernon	31	33	14	43	35	21
Victoria	524	795	410	765	1,011	793

(1) Metropolitan area - see last paragraph, Page 2.

Table 4.- Monthly starts by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 - Total	90,194	..	5,712	24,982	29,976	17,891	11,633
1949 - Total	89,509	..	5,023	24,196	34,023	16,565	9,702
1950 - Total	92,531	2,090	5,361	28,515	33,430	15,599	7,536
1950 January	2,152	103	130	579	1,077	99	164
February	2,694	=	36	1,136	1,133	181	208
March	4,169	58	135	1,857	1,256	319	544
April	7,422	52	386	3,268	1,644	1,225	847
May	13,647	77	793	4,748	4,196	2,872	961
June	12,065	99	1,044	3,392	3,915	2,524	1,091
July	10,245	425	593	3,111	2,936	2,141	1,039
August	9,306	283	690	2,353	3,433	1,991	556
September	10,245	419	418	2,943	4,232	1,556	657
October	9,773	141	529	2,461	4,341	1,624	678
November	6,679	302	519	1,567	2,953	866	419
December	4,134	51	88	1,107	2,314	201	472
1951 January	2,771	101	51	762	1,358	148	353
February	2,966	77	113	679	1,481	137	376
March	4,064	11	117	1,323	2,007	204	380
April	7,451	47	290	2,251	3,026	1,265	579
May	11,699	122	460	3,232	4,370	2,010	807
June	9,514	73	199	2,621	3,958	2,013	655
July	6,123	66	260	1,951	2,342	1,106	368
August	7,461	353	388	2,344	2,383	1,656	337
September	5,538	89	215	1,532	1,751	926	1,025
October	4,977	144	243	1,530	2,077	728	255
November	3,798	35	91	1,285	1,638	464	285
December							

Note - Newfoundland included from January 1950.

Table 5.- Monthly completions by regions

	Canada	Newfound- land	Maratime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 - Total	76,097	..	4,809	20,171	26,391	13,995	10,731
1949 - Total	87,533	..	5,115	22,912	31,440	17,794	10,272
1950 - Total	89,015	1,716	5,493	27,237	31,318	14,691	8,560
1950 January	6,480	=	490	1,932	2,112	1,326	620
February	4,815	1	341	1,925	1,546	605	397
March	6,578	81	378	2,652	2,112	901	454
April	5,397	17	329	1,832	1,784	847	588
May	6,171	206	338	1,593	2,371	999	664
June	6,527	67	482	2,086	2,324	941	627
July	6,853	89	359	1,883	2,687	946	889
August	8,717	253	735	2,645	3,070	1,255	759
September	7,893	209	366	2,524	2,410	1,184	1,200
October	9,528	96	778	2,415	3,436	2,104	699
November	8,766	93	381	2,216	2,855	2,255	966
December	11,290	604	516	3,534	4,611	1,328	697
1951 January	6,950	92	310	2,371	2,660	703	814
February	6,712	119	393	2,367	2,550	729	554
March	5,859	9	170	1,874	2,677	555	574
April	5,688	51	235	1,644	2,727	576	455
May	6,876	138	260	1,797	2,971	1,173	537
June	6,609	60	274	1,433	3,377	896	569
July	4,926	46	209	1,688	1,622	903	458
August	7,183	123	383	2,312	2,591	1,276	498
September	7,002	71	186	2,562	2,459	1,194	530
October	8,164	75	410	3,020	2,477	1,545	637
November	8,842	103	263	3,304	3,091	1,450	631
December							

Note - Newfoundland included from January 1950.

Table 6.- Dwelling units completed during Nov. 1951 by time under construction for Canada and the provinces

	Total	Months				Over 1 year	Unknown
		1-3	4-6	7-9	10-12		
Canada	8,842	1,662	4,009	1,466	278	1,378	49
Newfoundland	103	28	22	-	1	6	46
Prince Edward Island	12	4	7	-	-	1	
Nova Scotia	137	36	65	29	3	4	
New Brunswick	114	89	14	10	-	1	
Quebec	3,304	436	1,534	504	18	812	
Ontario	3,091	387	1,553	708	220	220	3
Manitoba	654	312	291	30	7	14	
Saskatchewan	239	63	98	5	2	71	
Alberta	557	143	245	119	11	39	
British Columbia	631	164	180	61	16	210	

Table 7.- Dwelling units completed during November, 1951 by time under construction as a percentage of total completions for Canada and regions.

	Total	Months				Over 1 year
		1-3	4-6	7-9	10-12	
	%	%	%	%	%	%
Canada	100	19	45	17	3	16
Newfoundland	100	49	39	-	2	10
Maritime Provinces	100	49	33	15	1	2
Quebec	100	13	46	15	1	25
Ontario	100	13	50	23	7	7
Prairie Provinces	100	36	44	11	1	8
British Columbia	100	26	28	10	3	33

Table 8.- Completions by month by average time under construction.

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 average	6.5	..	6.5	5.5	6.8	6.3	7.5
1949 average	7.0	..	7.9	6.4	7.5	6.0	8.1
1950 average	7.1	6.5	6.8	6.1	7.9	6.2	9.1
1950 January	6.8	-	8.4	5.9	7.2	6.6	7.7
February	7.2	-	7.3	6.2	7.4	8.3	9.6
March	7.0	3.0	7.5	6.4	7.2	7.1	9.6
April	7.6	2.0	7.6	7.3	8.0	7.1	8.6
May	8.5	9.4	7.9	7.8	8.6	7.2	12.2
June	7.9	7.7	9.2	5.9	8.5	7.4	11.6
July	7.1	5.3	7.6	5.4	7.9	6.9	8.1
August	6.6	6.1	4.3	6.4	7.5	5.4	8.2
September	6.4	4.3	5.1	5.7	6.8	4.8	9.4
October	6.4	3.6	5.2	6.3	7.3	5.1	8.3
November	6.6	4.0	8.9	5.4	7.1	6.1	8.7
December	7.8	8.9	5.9	5.7	10.0	5.7	8.5
1951 January	7.1	8.1	5.9	6.5	6.9	6.3	10.7
February	8.0	4.9	7.0	6.8	9.0	8.3	9.3
March	8.1	5.6	7.8	6.7	8.1	8.5	12.1
April	7.6	9.7	13.3	7.2	6.8	8.5	9.7
May	8.5	8.0	12.5	8.2	8.1	8.9	9.5
June	7.7	6.1	7.8	7.1	7.7	7.8	9.0
July	6.8	2.9	5.6	6.1	7.6	6.2	8.0
August	7.2	6.3	8.4	5.6	7.9	7.4	8.7
September	6.5	7.1	5.9	6.0	7.1	5.7	8.4
October	6.3	7.0	4.9	5.9	6.9	5.5	9.1
November	7.1	5.0	4.5	8.3	6.6	5.3	9.2
December							

Note - Newfoundland included from January 1950.

Table 9.- Completions during the first eleven months of 1951 by type of dwelling for Canada and the provinces.

	Total	One-family detached	Two-family detached	Row or Terrace	Apartment or flat	Other
Canada	74,811	55,800	7,038	526	11,196	251
Newfoundland	887	872	6	-	7	2
Prince Edward Island	285	283	-	2	-	-
Nova Scotia	1,761	1,713	-	-	48	-
New Brunswick	1,047	1,032	10	-	5	-
Quebec	24,372	11,646	6,368	23	6,267	68
Ontario	29,202	24,667	280	501	3,666	88
Manitoba	3,612	3,360	60	-	179	13
Saskatchewan	1,757	1,671	2	-	8	76
Alberta	5,631	4,967	196	-	468	-
British Columbia	6,257	5,589	116	-	548	4

Table 10.- Rental units completed during the first eleven months of 1951 under the management of Central Mortgage and Housing Corporation.

	Total	One-family detached	Two-family detached	Row or Terrace	Apartment or flat	Other
Canada	2,977	2,977	-	-	-	-
Newfoundland	56	56	-	-	-	-
Prince Edward Island	96	96	-	-	-	-
Nova Scotia	155	155	-	-	-	-
New Brunswick	86	86	-	-	-	-
Quebec	261	261	-	-	-	-
Ontario	1,071	1,071	-	-	-	-
Manitoba	207	207	-	-	-	-
Saskatchewan	93	93	-	-	-	-
Alberta	404	404	-	-	-	-
British Columbia	548	548	-	-	-	-



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Introduction

The statistics contained in this report are the results of a nation-wide survey carried out each month by the Dominion Bureau of Statistics with the co-operation of the Central Mortgage and Housing Corporation. All Metropolitan Areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

A column headed "Adjustments" appears in Table 1. These adjustments can arise in various ways. For example, after a start on a dwelling has been made, construction may cease, or a structure when completed may contain more or fewer dwelling units than were reported when construction commenced.

Definitions

The count of dwellings which are started, completed, and under construction includes only new residential construction intended for year-round occupancy. Seasonal dwellings such as summer cottages, ski shacks, etc., are not counted. Dwellings which are occupied, even if unfinished, are regarded as completed for the purposes of this survey.

Types of dwelling:

- (i) 1-family detached - a one-family house open on all four sides, i.e., not joined to other buildings;
- (ii) 2-family detached - a two-family house which contains only two dwelling units, either one above the other open on all four sides, or two units side by side each open on three sides, sometimes known as a semi-detached house;
- (iii) row or terrace - a one-family or two-family house in a row of three or more attached houses with common or adjacent wall;
- (iv) apartment or flat - an apartment or flat is (a) a residential structure containing three or more dwelling units, or (b) a structure used for business purposes which contains one or more dwelling units (e.g., living quarters in an office building or factory, living quarters over a store, etc.);
- (v) other - any type of dwelling which does not fall into one of the above classifications.

For the purpose of this survey, a dwelling unit is defined as a structurally separate set of living quarters having its own entrance from outside of the building, or from a common passage inside. The number of dwelling units in a structure will be the number of households the structure is intended to accommodate.

For the purpose of this survey, a farm must contain at least one acre and must yield agricultural produce valued at \$50. or more per year.

Reliability of the estimates

Since the estimates in this report are partially based on a sample survey, they are subject to sampling variability. This sampling variability is not present in the data on the municipalities of 5,000 and over. When the estimates include an element derived from the sample survey, the sampling error increases as the size of the estimate decreases. Care should be taken, therefore, in interpreting the precision of some of the estimates. The estimate of unfinished dwellings for the whole of Canada should be within 5 per cent of the figures which would have been obtained from a complete count.

The estimates presented in the tables are shown to the last digit instead of being rounded, not because they are assumed to be accurate to the last digit, but rather for convenience in summation and economy in processing the tabulations.

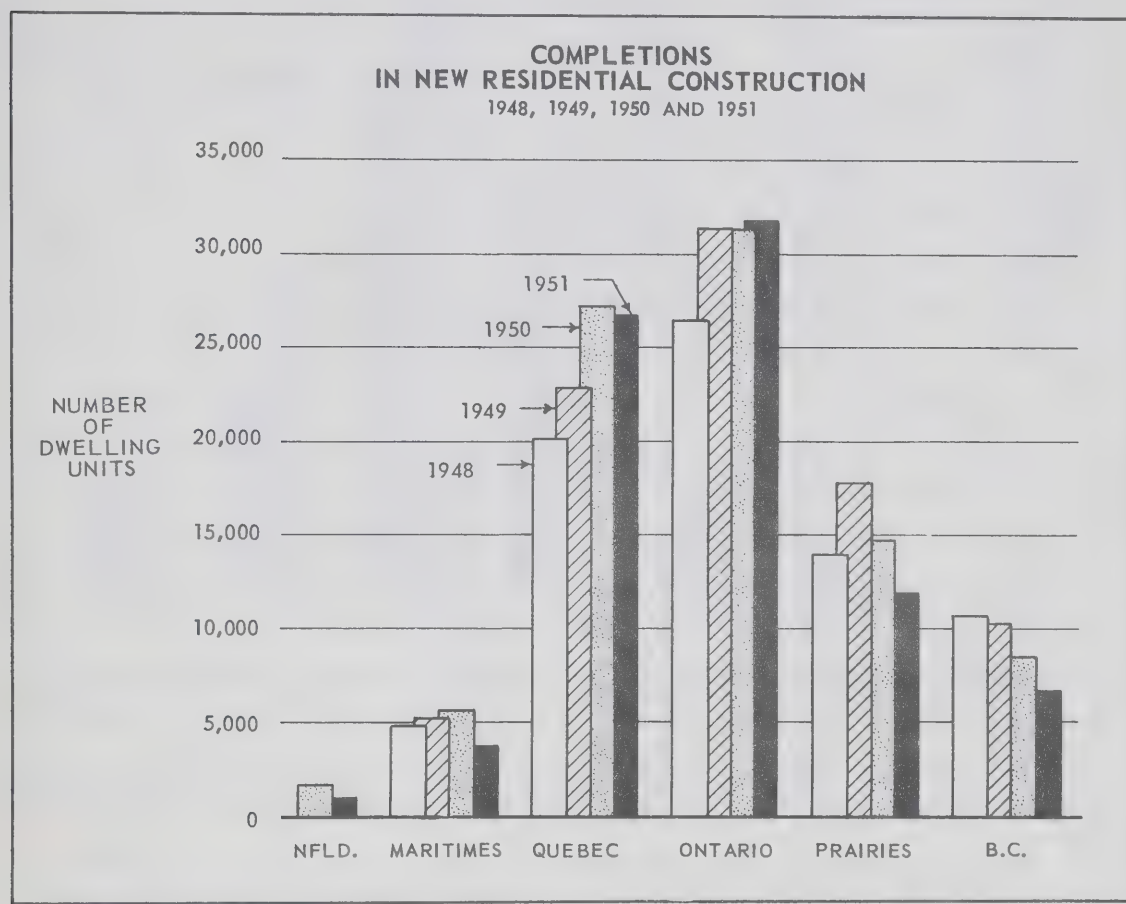
In addition to sampling variance, all the estimates are subject to errors of enumeration. However, these should be very small as the survey for the most part can be carried on without interview with a consequent elimination of all types of respondent error. A complete count by the same enumerators would contain the same enumerative error.

Metropolitan areas

Some cities in Canada have reasonably well-defined suburban areas which, for the purposes of the survey of starts and completions of dwelling units, have been included under the name of the principal city. A list of the municipalities included in these metropolitan areas is given on pages 16-18 of this report.

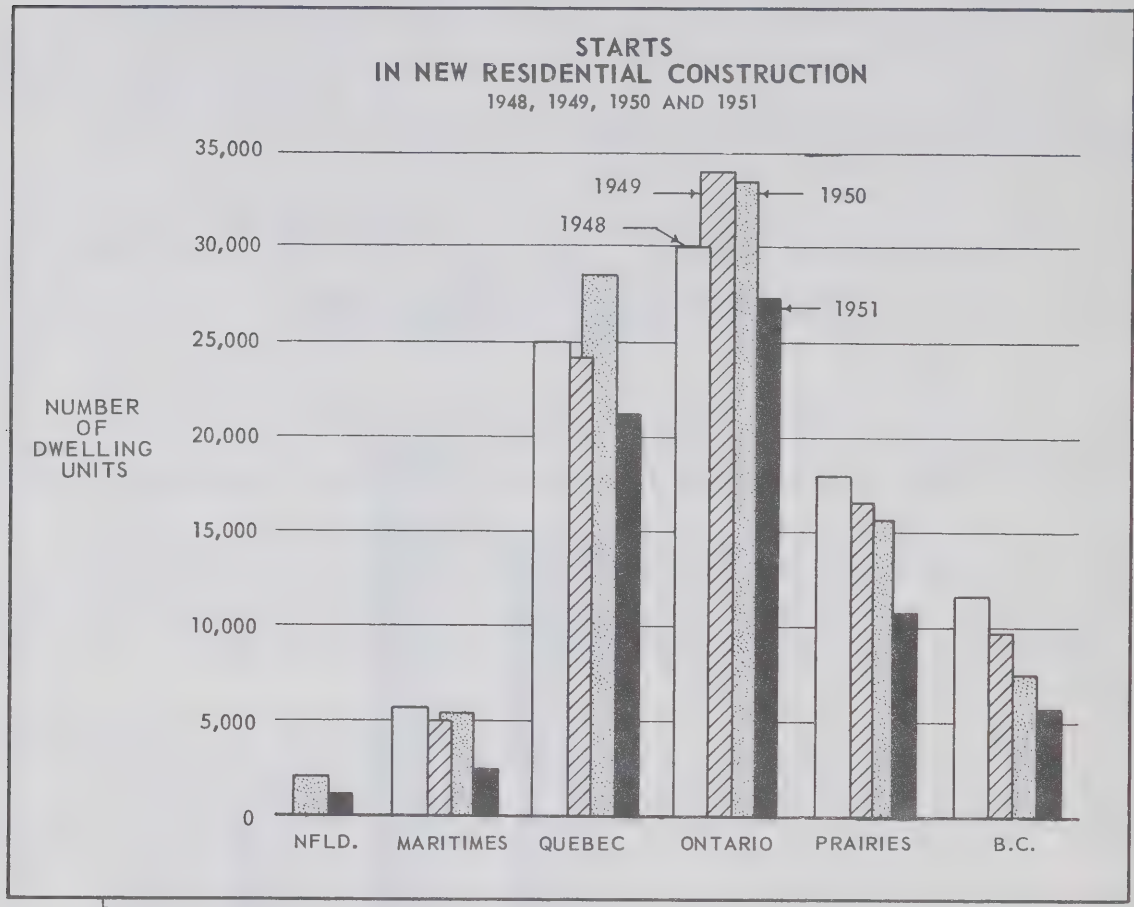
Analysis

Completion of dwelling units in Canada during 1951 numbered an estimated 84,810 units, of which 81,310 were new dwellings, the remainder having been added by conversion of existing structures during the year, 68,579 new dwelling units were started. On December 31, 1951 there were 45,926 unfinished dwelling units in various stages of construction.



Regionally, starts and completions during 1951 were down over 1950 by 26 and 2 per cent respectively in Quebec and by about 54 and 39 per cent in both cases in the Maritimes. Ontario showed a decrease of 18 per cent in starts and again of 1 per cent in completions.

The prairie provinces and British Columbia had a decrease of 31 and 24 per cent in starts and 19 and 22 per cent in completions. Newfoundland had a drop of 47 and 45 per cent respectively in starts and completions.



The average time required to build dwelling units completed in 1951 was 7.0 months as compared with 7.1 months for dwellings completed in 1950.

It is estimated from analysis of the type of dwellings built in 1951 that nearly 25 per cent of them were for rental purposes. This was about the same proportion as in 1950.

Table 1. - Construction of dwelling units in Canada and the provinces.

	Under construction Jan. 1	Jan. 1 to Dec. 31		Adjustments	Under construction Dec. 31
		Started	Completed		
<u>1951</u>					
Canada	59,443	68,579	81,310	=786	45,926
Newfoundland	1,950	1,101	941	-117	1,993
Prince Edward Island	291	95	290	=2	94
Nova Scotia	2,429	1,466	1,942	+26	1,979
New Brunswick	897	900	1,143	+21	675
Quebec	14,859	21,193	26,686	+188	9,554
Ontario	24,215	27,349	31,732	-574	19,258
Manitoba	2,093	3,183	3,810	-131	1,335
Saskatchewan	1,060	2,154	2,026	+12	1,200
Alberta	5,803	5,442	6,057	-2	5,186
British Columbia	5,846	5,696	6,683	-207	4,652
<u>1950</u>					
Canada	59,503	92,531	89,015	-2,481	60,538
Newfoundland	1,334	2,090	1,716	- 20	1,688
Prince Edward Island	292	333	375	+ 13	263
Nova Scotia	2,326	2,705	2,573	- 26	2,432
New Brunswick	1,274	2,323	2,545	- 23	1,029
Quebec	14,984	28,515	27,237	- 841	15,421
Ontario	23,585	33,430	31,318	-1,366	24,331
Manitoba	2,781	4,072	4,612	- 43	2,198
Saskatchewan	1,452	2,904	2,813	- 41	1,502
Alberta	4,309	8,623	7,266	- 60	5,606
British Columbia	7,166	7,536	8,560	- 74	6,068
<u>1949</u>					
Canada	56,456	89,509	87,533	- 263	58,169
Newfoundland	..	..	..	- ..	..
Prince Edward Island	203	375	258	- 28	292
Nova Scotia	2,748	2,636	3,056	- 2	2,326
New Brunswick	1,069	2,012	1,801	- 6	1,274
Quebec	13,848	24,196	22,912	- 148	14,984
Ontario	21,112	34,023	31,440	- 110	23,585
Manitoba	2,632	5,039	4,807	- 83	2,781
Saskatchewan	1,853	3,061	3,576	+ 114	1,452
Alberta	5,262	8,465	9,411	- 7	4,309
British Columbia	7,729	9,702	10,272	+ 7	7,166

Note: Newfoundland included only in 1950.

Table 2. - Construction of dwelling units in rural and urban areas by regions.

	1951			1950		
	Jan. 1 to Dec. 31		Under construction Dec. 31	Jan. 1 to Dec. 31		Under construction Dec. 31
	Started	Completed		Started	Completed	
Canada	68,579	81,310	45,926	92,531	89,015	60,538
urban	52,906	65,387	31,779	75,891	70,522	48,982
5000 or more	47,374	61,167	26,783	68,599	62,847	41,510
under 5000	5,532	4,220	4,996	7,292	7,675	7,472
rural	15,673	15,923	14,147	16,640	18,493	11,556
non-farm	11,572	12,254	11,532	12,618	14,448	9,211
farm	4,101	3,669	2,615	4,022	4,045	2,345
Newfoundland	1,101	941	1,993	2,090	1,716	1,688
urban	542	429	385	512	377	285
5000 or more	542	429	385	512	377	285
under 5000	-	-	-	-	-	-
rural	559	512	1,608	1,578	1,339	1,403
non-farm	559	442	1,562	1,488	1,253	1,243
farm	-	70	46	90	86	160
Maritime Provinces	2,461	3,375	2,748	5,361	5,493	3,724
urban	1,604	1,617	1,660	3,296	3,359	2,063
5000 or more	1,428	1,492	1,341	2,271	2,555	1,104
under 5000	176	125	319	1,025	804	959
rural	857	1,758	1,088	2,065	2,134	1,661
non-farm	691	1,370	788	1,545	1,433	1,101
farm	166	388	300	520	701	560
Quebec	21,193	26,686	9,554	28,515	27,237	15,421
urban	16,073	22,116	7,483	25,030	23,264	13,967
5000 or more	14,632	20,570	6,747	23,788	21,121	12,964
under 5000	1,441	1,546	736	1,242	2,143	1,003
rural	5,120	4,570	2,071	3,485	3,973	1,454
non-farm	4,319	3,935	1,849	3,034	3,530	1,170
farm	801	635	222	451	443	284
Ontario	27,349	31,732	19,258	33,430	31,318	24,331
urban	21,680	26,530	13,159	28,428	24,267	19,740
5000 or more	19,490	24,907	11,828	26,355	22,052	17,650
under 5000	2,190	1,623	1,331	2,073	2,215	2,090
rural	5,669	5,202	6,099	5,002	7,051	4,591
non-farm	4,253	4,359	5,026	3,958	5,784	3,983
farm	1,416	843	1,073	1,044	1,267	608

Table 2.- Construction of dwelling units in rural and urban areas by regions - con.

	1951			1950		
	Jan. 1 to Dec. 31		Under construction Dec. 31	Jan. 1 to Dec. 31		Under construction Dec. 31
	Started	Completed		Started	Completed	
Prairie Provinces	10,779	11,893	7,721	15,599	14,691	9,306
urban	7,782	8,719	5,424	11,963	11,835	7,525
5000 or more	7,047	8,189	3,880	9,640	10,031	5,172
under 5000	735	530	1,544	2,323	1,804	2,353
rural	2,997	3,174	2,297	3,636	2,856	1,781
non-farm	1,279	1,441	1,323	1,719	1,308	1,308
farm	1,718	1,733	974	1,917	1,548	713
British Columbia	5,696	6,683	4,652	7,536	8,560	6,068
urban	5,225	5,976	3,668	6,662	7,420	5,402
5000 or more	4,235	5,580	2,602	6,033	6,711	4,335
under 5000	990	396	1,066	629	709	1,067
rural	471	707	984	874	1,140	666
non-farm	471	707	984	874	1,140	646
farm	-	-	-	-	-	20

Table 3.- Construction of dwelling units in urban centres of 5000 or more

	1951			1950		
	Jan. 1 to Dec. 31		Under construction Dec. 31	Jan. 1 to Dec. 31		Under construction Dec. 31
	Started	Completed		Started	Completed	
Newfoundland						
Bell Island	36	33	20	38	30	16
Corner Brook	73	39	57	28	21	23
Grand Falls	48	31	46	56	27	29
St. John's	385	326	262	390	299	217
Prince Edward Island						
Charlottetown	38	47	16	54	48	39
Summerside	15	21	8	139	201	112
Nova Scotia						
Amherst	14	11	10	20	25	7
Halifax	725	620	950	800	708	399
New Glasgow	22	17	13	12	24	13
Springhill	11	11	4	34	48	4

Note - Newfoundland included only in 1950.

Table 3. Construction of dwelling units in urban centres of 5000 or more - con.

	1951			1950		
	Jan. 1 to Dec. 31		Under construction Dec. 31	Jan. 1 to Dec. 31		Under construction Dec. 31
	Started	Completed		Started	Completed	
Nova Scotia - con.						
Stellarton	7	9	4	9	9	5
Sydney	187	353	86	387	424	269
Truro	28	47	9	50	37	28
Yarmouth	10	11	7	59	73	9
New Brunswick						
Campbellton	6	6	2	13	12	1
Edmundston	13	16	6	52	46	10
Fredericton	60	60	25	56	74	30
Moncton	205	165	67	456	494	159
Saint John	87	98	134	130	332	19
Quebec						
Asbestos	59	52	25	84	79	17
Chicoutimi	48	52	17	106	158	27
Drummondville	63	140	24	227	155	102
Grandby	210	259	63	266	192	115
Grand Mère	68	81	21	111	87	40
Hull	321	298	98	344	324	117
Joliette	46	95	13	137	155	62
Jonquière	40	59	12	100	87	28
Kemogami	20	23	6	70	63	10
Lachute	23	54	6	79	42	21
La Tuque	19	25	18	78	85	19
Magog	71	72	15	108	79	38
Montreal	10,934	16,316	5,491	18,637	15,826	11,046
Quebec	986	1,045	286	1,059	1,473	369
Rimouski	75	124	22	151	109	71
Rivière du Loup	43	43	13	28	48	13
Rouyn	61	74	8	34	63	47
St. Hyacinthe	97	128	38	158	139	74
St. Jean	186	207	73	174	170	119
St. Jerome	146	160	74	142	165	88
St. Joseph d'Alma	38	35	9	77	97	30
St. Joseph (Drummond)	38	35	10	25	18	7
Shawinigan Falls	48	68	16	149	118	41
Sherbrooke	251	273	62	416	522	40
Sorel	125	75	100	38	25	20
Thetford Mines	77	80	20	101	97	23
Trois Rivières	308	397	122	594	521	230
Valleyfield	167	214	65	183	117	111
Victoriaville	64	86	20	112	107	39

(1) Metropolitan area - see last paragraph, page 2.

Table 3.- Construction of dwelling units in urban centres of 5000 or more - con.

	1951			1950		
	Jan. 1 to Dec. 31		Under construction Dec. 31	Jan. 1 to Dec. 31		Under construction Dec. 31
	Started	Completed		Started	Completed	
Ontario						
Barrie	100	96	50	126	117	50
Belleville	35	51	37	125	359	15
Brampton	105	88	73	71	46	58
Brantford	301	358	157	459	522	228
Brockville	24	21	18	53	67	21
Chatham	101	98	72	141	195	71
Cobourg	28	42	16	35	28	31
Collingwood	18	8	14	17	32	11
Cornwall	89	148	35	184	153	92
Dundas	30	54	21	71	41	54
Fort Erie	19	29	8	32	25	18
Fort Frances	20	19	11	24	61	8
Fort William	82	105	34	119	220	71
Galt	101	112	41	113	189	53
Guelph	94	114	36	132	168	63
Hamilton	1,139	1,757	661	1,789	1,511	1,262
Hawkesbury	75	51	37	28	25	14
Ingersoll	25	29	26	40	28	30
Kenora	22	15	14	32	37	21
Kingston	166	177	97	258	246	99
Kitchener	669	722	339	743	748	483
Leamington	23	26	14	30	38	17
Lindsay	25	33	8	19	30	18
London	1,003	1,261	826	1,475	1,325	1,092
Midland	21	18	7	22	32	4
Niagara Falls	90	94	35	79	144	55
North Bay	112	107	32	76	75	37
Orillia	46	54	21	77	79	26
Oshawa	416	341	204	273	244	136
Ottawa	1,738	2,343	972	2,889	1,938	1,635
Owen Sound	49	61	23	51	41	34
Parry Sound	15	17	9	28	23	12
Pembroke	74	100	39	115	91	61
Peterborough	203	285	95	321	389	187
Port Arthur	134	106	91	149	218	73
Port Colborne	49	39	35	48	32	30
Port Hope	31	45	14	33	54	30
Preston	40	46	24	44	57	26
Renfrew	60	46	32	43	35	17
St. Catharines	125	168	75	232	247	75
St. Thomas	118	16	116	30	56	23
Sarnia	463	409	261	112	100	147
Sault Ste. Marie	460	451	105	435	461	100
Simcoe	51	64	17	30	24	28

Table 3 - Construction of dwelling units in urban centres of 5000 or more - con.

	1951			1950		
	Jan. 1 to Dec. 31		Under construction Dec. 31	Jan. 1 to Dec. 31		Under construction Dec. 31
	Started	Completed		Started	Completed	
Ontario - con.						
Smith's Falls	27	27	23	60	51	22
Stratford	28	46	11	47	100	35
Sudbury	250	322	128	345	254	235
Thorold	53	38	32	41	39	27
Timmins	4	7	3	18	27	19
Toronto	9,549	13,026	6,240	12,847	9,373	9,718
Trenton	16	23	12	386	171	239
Welland	67	75	40	88	99	42
Whitby	75	73	27	64	52	29
Windsor	728	940	402	1,141	1,196	607
Woodstock	104	106	58	115	109	61
Manitoba						
Brandon	267	300	3	246	195	76
Portage la Prairie	41	48	11	27	48	41
Winnipeg	1,768	2,127	890	2,447	3,070	1,372
Saskatchewan						
Moose Jaw	79	69	31	60	63	50
North Battleford	27	18	19	34	42	10
Prince Albert	71	83	20	98	142	61
Regina	283	381	146	496	575	282
Saskatoon	410	361	264	448	484	189
Swift Current	27	24	23	25	31	22
Weyburn	18	16	8	12	13	6
Yorkton	73	66	35	59	46	30
Alberta						
Calgary	1,467	1,882	725	2,134	1,976	923
Edmonton	2,208	2,464	1,562	3,132	2,776	1,899
Lethbridge	232	260	88	303	453	132
Medicine Hat	76	90	55	119	117	79
British Columbia						
Kamloops	19	15	18	38	54	22
Kelowna	40	69	12	121	111	51
Nanaimo	105	146	143	143	174	192
Nelson	9	18	9	29	20	19
Prince George	64	42	44	32	20	25
Prince Rupert	65	13	72	18	10	19
Trail	54	58	16	64	89	17
Vancouver	3,292	4,340	1,907	4,733	5,028	3,291
Vernon	31	35	12	43	39	17
Victoria	556	844	369	812	1,166	682

Table 4.- Monthly starts by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 - Total	90,194	..	5,712	24,982	29,976	17,891	11,633
1949 - Total	89,509	..	5,023	24,196	34,023	16,565	9,702
1950 - Total	92,531	2,090	5,361	28,515	33,430	15,599	7,536
1951 - Total	68,579	1,101	2,461	21,193	27,349	10,779	5,696
1950 January	2,152	103	130	579	1,077	99	164
February	2,694	=	36	1,136	1,133	181	208
March	4,169	58	135	1,857	1,256	319	544
April	7,422	52	386	3,268	1,644	1,225	847
May	13,647	77	793	4,748	4,196	2,872	961
June	12,065	99	1,044	3,392	3,915	2,524	1,091
July	10,245	425	593	3,111	2,936	2,141	1,039
August	9,306	283	690	2,353	3,433	1,991	556
September	10,245	439	418	2,943	4,232	1,556	657
October	9,773	140	529	2,461	4,341	1,624	678
November	6,679	362	519	1,560	2,953	866	419
December	4,134	52	88	1,107	2,314	201	472
1951 January	2,771	101	51	760	1,358	148	353
February	2,966	20	113	839	1,481	137	376
March	4,064	33	117	1,323	2,007	204	380
April	7,451	40	290	2,251	3,026	1,265	579
May	11,699	120	460	3,932	4,370	2,010	807
June	9,514	78	199	2,611	3,958	2,013	655
July	6,123	66	260	1,981	2,342	1,106	368
August	7,461	353	388	2,344	2,383	1,656	337
September	5,538	89	215	1,532	1,751	926	1,025
October	4,977	144	243	1,530	2,077	728	255
November	3,798	35	91	1,285	1,638	464	285
December	2,217	22	34	805	958	122	276

Note - Newfoundland included from January 1950.

Table 5.- Monthly completions by regions

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 - Total	76,097	..	4,809	20,171	26,391	13,995	10,731
1949 - Total	87,533	..	5,115	22,912	31,440	17,794	10,272
1950 - Total	89,015	1,716	5,493	27,237	31,318	14,691	8,560
1951 - Total	81,310	941	3,375	26,686	31,732	11,893	6,683
1950 January	6,480	=	490	1,932	2,112	1,326	620
February	4,815	1	341	1,925	1,546	605	397
March	6,578	81	378	2,652	2,112	901	454
April	5,397	17	329	1,832	1,784	847	588
May	6,171	206	338	1,593	2,371	999	664
June	6,527	67	482	2,086	2,324	941	627
July	6,853	89	359	1,883	2,687	946	889
August	8,717	253	735	2,645	3,070	1,255	759
September	7,893	209	366	2,524	2,410	1,184	1,200
October	9,528	96	778	2,415	3,436	2,104	699
November	8,766	93	381	2,216	2,855	2,255	966
December	11,290	604	516	3,534	4,611	1,328	697
1951 January	6,950	92	310	2,371	2,660	703	814
February	6,712	119	393	2,367	2,550	729	554
March	5,859	9	170	1,874	2,677	555	574
April	5,688	51	235	1,644	2,727	576	455
May	6,876	138	260	1,797	2,971	1,173	537
June	6,609	60	274	1,433	3,377	896	569
July	4,926	46	209	1,688	1,622	903	458
August	7,183	123	383	2,312	2,591	1,276	498
September	7,002	71	186	2,562	2,459	1,194	530
October	8,164	75	410	3,020	2,477	1,545	637
November	8,842	103	263	3,304	3,091	1,450	631
December	6,499	54	282	2,314	2,530	893	426

Note - Newfoundland included from January 1950.

Table 6.- Dwelling units completed during December 1951 by time under construction for Canada and the provinces:

	Total	Months				Over 1 year	Unknown
		1-3	4-6	7-9	10-12		
Canada	6,499	915	2,664	2,113	118	684	5
Newfoundland	54	17	26	8	1	2	-
Prince Edward Island	5	-	1	4	-	-	-
Nova Scotia	181	30	76	46	2	27	-
New Brunswick	96	55	11	23	-	7	-
Quebec	2,314	374	1,112	766	28	34	-
Ontario	2,530	244	914	917	53	397	5
Manitoba	198	26	92	52	-	28	-
Saskatchewan	269	80	106	49	1	33	-
Alberta	426	42	167	161	2	54	-
British Columbia	426	47	159	87	31	102	-

Table 7.- Dwelling units completed during November, 1951 by time under construction as a percentage of total completions for Canada and regions.

	Total	Months				Over 1 year
		1-3	4-6	7-9	10-12	
	%	%	%	%	%	%
Canada	100	14	41	33	2	10
Newfoundland	100	31	48	15	2	4
Maritime Provinces	100	30	31	26	1	12
Quebec	100	16	48	33	1	2
Ontario	100	10	36	36	2	16
Prairie Provinces	100	17	41	29	-	13
British Columbia	100	11	37	21	7	24

Table 8.- Completions by month by average time under construction.

	Canada	Newfound- land	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 average	6.5	..	6.5	5.5	6.8	6.3	7.5
1949 average	7.0	..	7.9	6.4	7.5	6.0	8.1
1950 average	7.1	6.5	6.8	6.1	7.9	6.2	9.1
1951 average	7.3	6.6	7.6	6.7	7.5	6.9	9.5
1950 January	6.8	=	8.4	5.9	7.2	6.6	7.7
February	7.2	=	7.3	6.2	7.4	8.3	9.6
March	7.0	3.0	7.5	6.4	7.2	7.1	9.6
April	7.6	2.0	7.6	7.3	8.0	7.1	8.6
May	8.5	9.4	7.9	7.8	8.6	7.2	12.2
June	7.9	7.7	9.2	5.9	8.5	7.4	11.6
July	7.1	5.3	7.6	5.4	7.9	6.9	8.1
August	6.6	6.1	4.3	6.4	7.5	5.4	8.2
September	6.4	4.3	5.1	5.7	6.8	4.8	9.4
October	6.4	3.6	5.2	6.3	7.3	5.1	8.3
November	6.6	4.0	8.9	5.4	7.1	6.1	8.7
December	7.8	8.9	5.9	5.7	10.0	5.7	8.5
1951 January	7.1	8.1	5.9	6.5	6.9	6.3	10.7
February	8.0	4.9	7.0	6.8	9.0	8.3	9.3
March	8.1	5.6	7.8	6.7	8.1	8.5	12.1
April	7.6	9.7	13.3	7.2	6.8	8.5	9.7
May	8.5	8.0	12.5	8.2	8.1	8.9	9.5
June	7.7	6.1	7.8	7.1	7.7	7.8	9.0
July	6.8	2.9	5.6	6.1	7.6	6.2	8.0
August	7.2	6.3	8.4	5.6	7.9	7.4	8.7
September	6.5	7.1	5.9	6.0	7.1	5.7	8.4
October	6.3	7.0	4.9	5.9	6.9	5.5	9.1
November	7.1	5.0	4.5	8.3	6.6	5.3	9.2
December	7.0	4.8	8.5	5.8	7.6	6.8	9.4

Note - Newfoundland included from January 1950.

Table 9.- Completions during the twelve months of 1951 by
type of dwelling for Canada and the provinces.

	Total	One-family detached	Two-family detached	Row or Terrace	Apartment or flat	Other
Canada	81,310	60,366	7,568	585	12,540	251
Newfoundland	941	926	6	-	7	2
Prince Edward Island	290	288	-	2	-	-
Nova Scotia	1,942	1,891	-	-	51	-
New Brunswick	1,143	1,119	16	-	8	-
Quebec	26,686	13,200	6,822	23	6,573	68
Ontario	31,732	26,237	318	560	4,529	88
Manitoba	3,810	3,542	70	-	179	13
Saskatchewan	2,026	1,936	2	-	12	76
Alberta	6,057	5,289	202	-	566	-
British Columbia	6,683	5,932	132	-	615	4

Table 10.- Rental units completed during the twelve months of 1951
under the management of Central Mortgage and Housing Corporation.

	Total	One-family detached	Two-family detached	Row or Terrace	Apartment or flat	Other
Canada	3,109	3,109	-	-	-	-
Newfoundland	56	56	-	-	-	-
Prince Edward Island	96	96	-	-	-	-
Nova Scotia	174	174	-	-	-	-
New Brunswick	86	86	-	-	-	-
Quebec	293	293	-	-	-	-
Ontario	1,089	1,089	-	-	-	-
Manitoba	207	207	-	-	-	-
Saskatchewan	93	93	-	-	-	-
Alberta	419	419	-	-	-	-
British Columbia	596	596	-	-	-	-

Appendix I

Halifax

cities

Halifax

towns

Dartmouth

municipalities

Armdale

Bedford Basin (pt.)

Fairview

Ferguson's Cove

Jollimore

Tuft's Cove

Woodside

Hamilton

cities

Hamilton

townships

Ancaster (pt.)

Barton (pt.)

Saltfleet (pt.)

Hull

cities

Hull

villages

Pointe-a-Gatineau

Kitchener

cities

Kitchener

Waterloo

towns

Hespeler

townships

Waterloo

London

cities

London

townships

London (pt.)

Westminster (pt.)

Montreal

cities

Lachine

Longueuil

Montreal

Outremont

St. Lambert

Verdun

Westmount

towns

Baie-d'Urfe

Beaconsfield

Dorval

Greenfield Park

Hampstead

Ile Dorval

Lasalle

Laval-des-Rapides

Montreal East

Montreal North

Montreal South

Montreal West

Mont-Royal

Pointe-aux-Trembles

Pointe-Claire

Roxboro

Ste-Anne-de-Bellevue

St-Laurent

St-Leonard-de-Port-Maurice

St-Michel

St-Pierre

villages

Cote-St-Luc

L'Abord-a-Plouffe

Ste-Genevieve-de-Pierrefonds

Saraguay

Senneville

municipalities

Asile-St-Jean-de-Dieu

Dollard-des-Ormeaux

Ile-Aux-Soeurs

La Presentation-de-la-Sainte-Vierge

Notre-Dame-de-Liesse

Pont-Viau

Ste-Anne-du-Bout-de-l'Ile

Ste-Genevieve

Montreal (concl'd)

municipalities (concl'd)

St-Joachim-de-la-Pointe-Claire
St-Joseph-de-la-Riviere-des-Prairies
St-Laurent
St-Leonard-de-Port-Maurice
St-Raphael-de-l'Ile-Bizard

Ottawa

cities

Ottawa

towns

Eastview

villages

Rockliffe

townships

Gloucester (pt.)

Nepean (pt.)

Quebec

cities

Levis

Quebec

towns

Beauport

Lauzon

Quebec West

villages

Beauport East

Charlesbourg

Giffard

Montmorency

municipalities

La-Petite-Riviere

St-Colomb-de-Sillery

Ste-Foy

St-Michel-Archange

Saint John, N.B.

cities

Saint John

villages

Rothsay

townships

Lancaster

Rothsay (pt.)

Simonds (pt.)

Westfield (pt.)

St. John's, Nfld.

All of 1945 Census Districts of
St-John's East and St-John's West.

Sydney

cities

Sydney

towns

Dominion

Glace Bay

New Waterford

North Sydney

Sydney Mines

municipalities

Dominion No. 6

Dutch Brook

Edwardsville & Coxheath

George River

Leitches Creek

Lingan

Little Bras d'Or

Reserve

South Forks

Toronto

cities

Toronto

towns

Leaside

Mimico

New Toronto

Weston

villages

Forest Hill

Long Branch

Swansea

townships

Etobicoke (pt.)

Scarborough (pt.)

York

York East

York North

Trois Rivières

cities

Cap-de-la-Madeleine

Trois Rivières

Vancouver

cities

New Westminster

North Vancouver

Vancouver

municipalities

Burnaby District

North Vancouver District

West Vancouver District

University Endowment Area

Victoria

cities

Victoria

municipalities

Esquimalt

Oak Bay

Saanich

Windsor

cities

Windsor

towns

LaSalle

Ojibway

Riverside

Windsor (concl'd)

Tecumseh

townships

Sandwich East (pt.)

Sandwich West (pt.)

Winnipeg

cities

St. Boniface

Winnipeg

towns

Tuxedo

villages

Brooklands

municipalities

Fort Garry

Kildonan East

Kildonan North

Kildonan West

Old Kildonan

St. James

St. Vital

Appendix 2.- Dwelling units added by conversion during 1951
for Canada and the Provinces.

	Total	Urban Centres of 5,000 or more	Other
Canada	3,500	2,605	895
Newfoundland	-	-	-
Prince Edward Island	-	-	-
Nova Scotia	167	125	42
New Brunswick	191	146	45
Quebec	1,120	785	335
Ontario	973	758	215
Manitoba	131	100	31
Saskatchewan	15	11	4
Alberta	230	179	51
British Columbia	673	501	172

